



Bryan Bishop
and partners

Tewin Close
Tewin, AL6 0HF



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Bryan Bishop and Partners are pleased to present an exceptional opportunity to own this remarkable detached family home set away from the main road at the end of one of the most sought-after private lanes in the area. Approached by a wide and lengthy driveway, the house is not overlooked and enjoys a great deal of privacy. The property showcases a sleek and contemporary design with a vast open-plan layout covering nearly 3750 square feet, offering an airy and modern living space. And is within a 2-minute drive to Welwyn North station providing great access to London and The North.

On entering the property, you are welcomed you into an impressive, vaulted hall which lead to the heart of the home. The open plan triple aspect Small Bone kitchen / dining room is an amazing space for entertaining or spending time with family. Spanning over 44 feet in the width and fitted with plenty of base and eye level units, a range of integrated Miele appliances including a Sub Zero American style fridge/freezer, an integrated induction hob into the central breakfast island, an integrated Nespresso machine, as well as multiple aspect French doors leading to the various gardens, this room is not just spacious, but light and airy too given its beautiful triple aspect design.

The ground floor also features a large utility room off from the kitchen providing access to the rear garden, a well-proportioned office/study, a front reception room/snug with working log burner, a downstairs cloakroom, and a stunning vaulted living room with multiple Velux windows and elegant bi-fold doors opening to the front of the property.

Ascending to the first floor, you will find yourself on the spacious galleried landing. This floor comprises four excellent sized bedrooms, the master suite is fitted with its own En-Suite and dressing area as well as having views of the garden via the Juliette balcony. There is a separate three-piece family bathroom upstairs conveniently situated for easy access for the other bedrooms. Two other bedrooms are all well equipped with built in floor to ceiling fitted units, and one of the two features a walk-in wardrobe. Both bedrooms further benefit from the Jack and Jill En-Suite bathroom. There is also a balcony overlooking the front of the property.

To the outside there is a good-sized private rear garden, a dedicated car port area and log store, an outside garden room and workshop, a gym, an electric charging port, and most notably the well-finished annexe benefitting from an open plan kitchen / dining room which features a range of integrated appliances and fitted base and eye level units. The ground floor also offers a further living room with family bathroom off from this. To the first floor there is the master bedroom, with built in fitted wardrobe units with its light and spacious En-Suite bathroom.

Location:

Tewin Wood is a small village situated approximately 3 miles to the east of Welwyn. There are popular pub/restaurants within easy walking distance of the property, with village shops in Tewin Village and Datchworth. More extensive facilities are to be found in Welwyn Garden City and Hertford, which each lie approximately 3 miles away. For those wishing to commute, Welwyn North station offers a fast and frequent service into Kings Cross, taking from 30 minutes.

Tenure
Freehold.

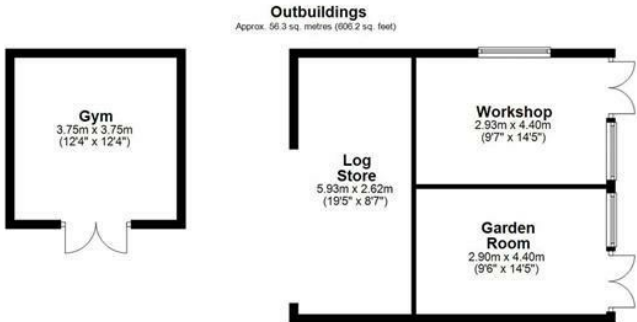
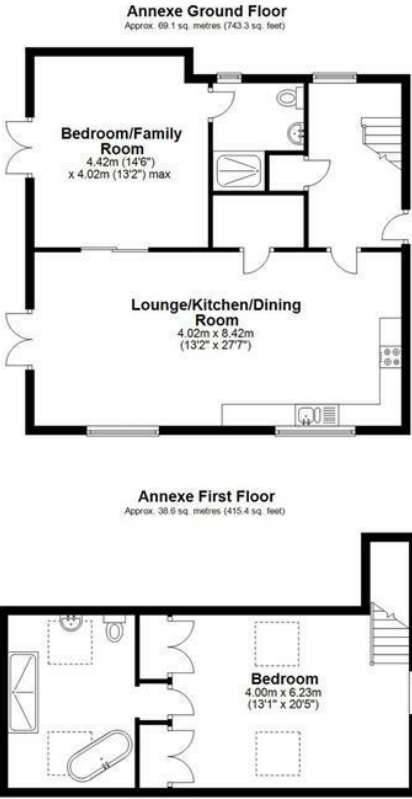
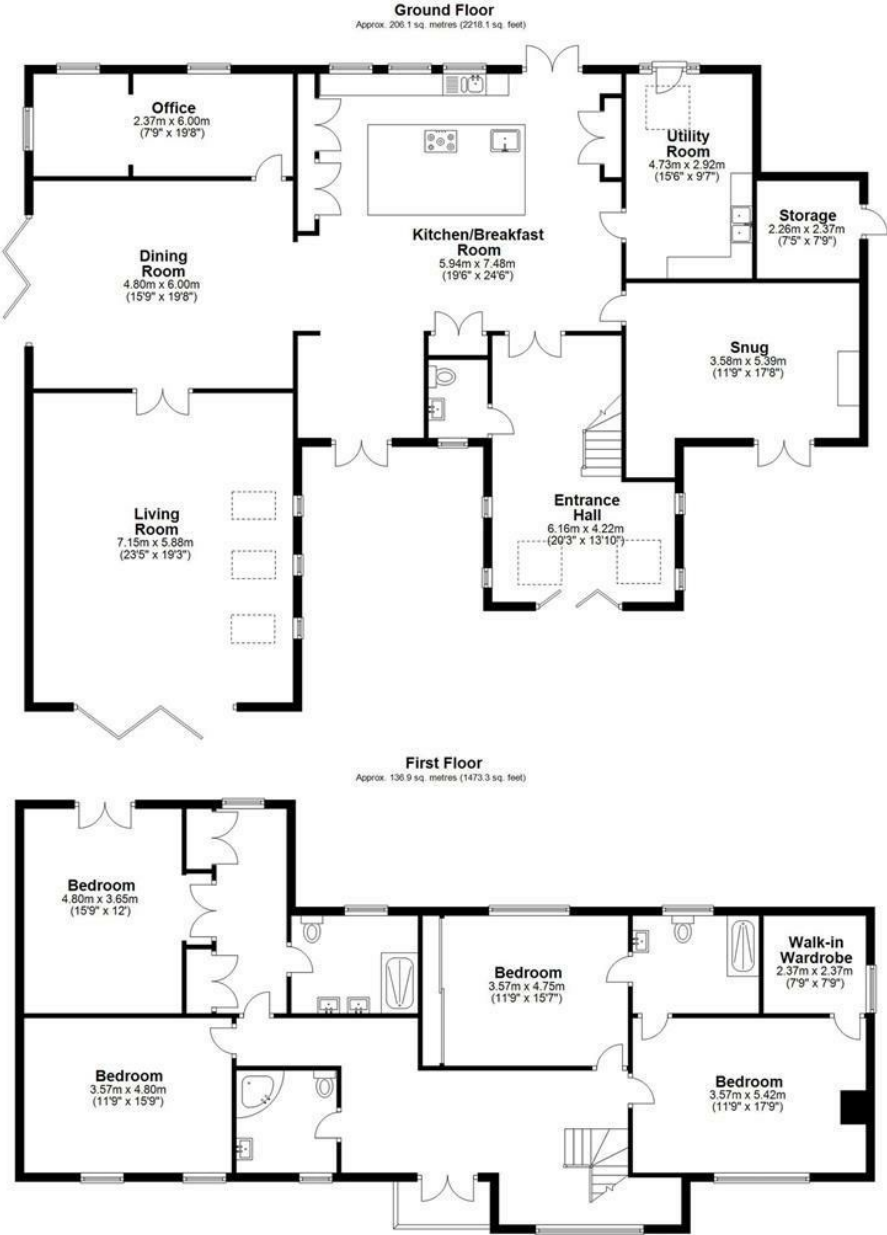
Services
All mains services are connected to the property.

Rating Authority
Welwyn Hatfield Borough Council
Tel: 01707 357000
Council Tax Band: G - £3,608.40





GROUND FLOOR		
Entrance Hall		20'2" x 13'10"
W.C		
Snug		11'8" x 17'8"
Kitchen/Breakfast Room		19'5" x 24'6"
Utility Room		15'6" x 9'6"
Dining Room		15'8" x 19'8"
Office		7'9" x 19'8"
Living Room		23'5" x 19'3"
Storage		7'4" x 7'9"
FIRST FLOOR		
Landing		
Principal Bedroom		15'8" x 11'11"
Dressing Area		
En-Suite		
Bedroom Two		11'8" x 17'9"
Walk-in Wardrobe		7'9" x 7'9"
Jack-and-Jill En-Suite		
Bedroom Three		11'8" x 15'7"
Bedroom Four		11'8" x 15'8"
Family Bathroom		
ANNEXE GROUND FLOOR		
Entrance Hall		
Lounge/Kitchen/Dining Room		13'2" x 27'7"
Bedroom/Family Room		14'6" x 13'2"
Family Bathroom		
ANNEXE FIRST FLOOR		
Principal Bedroom		13'4" x 20'5"
En-Suite		
OUTBUILDINGS		
Gym		12'3" x 12'3"
Workshop		9'7" x 14'5"
Garden Room		9'6" x 14'5"
Log Store		19'5" x 8'7"
EXTERIOR		
Driveway		
Front Garden		
Rear Garden		



Total area: approx. 506.9 sq. metres (5456.3 sq. feet)
FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



6a High Street | Welwyn | AL6 9EG | 01438 718877 | info@bryanbishop.co.uk | www.bryanbishop.co.uk Find us on

