
Bryan Bishop
and partners
Sevenacres
Tewin



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Summary:
Bryan Bishop and Partners are delighted to bring to the market this exceptional seven bedroom, five bathroom family home in the much sought after village of Tewin. Set along a quiet residential cul de sac within a small gated development of premium luxury residences, yet with an easy walk to a number of fine country pubs, as well as the village green, tennis club and cricket club, this wonderful property offers spacious and versatile accommodation arranged over three floors, presented in absolutely immaculate condition inside and out, and offers a detached double garage and beautifully designed gardens, all enclosed by its own secure gated boundary.

Accommodation:
The aptly named Rose House is a very attractive property, exhibiting a skilfully curated style and elegance that shows a fabulous eye for design and proportion, and that appeal is immediately apparent as you approach. Strong brick pillars topped with lovely stone finials flank the remotely operated front gates that open to reveal a delightfully ornate part glazed porch set beneath a tiled roof. Creative planting softens the red brick frontage, with fabulous climbing roses framing the large sash windows of the living room and family room.

Inside is a neat entrance lobby, nicely lit by the full height, multi pane windows either side of the front door, which opens via double doors into the main entrance hall. The entrance hall is a nicely balanced space ensuring a warm and comfortable welcome is extended to all your guests, and has an easy flow into the rooms around it with the pretty bull nosed staircase, boasting decoratively carved spindles and newel posts, turning as it climbs up to the first floor. Double doors open into the front facing living room and family room, with the hallway extending through the house leading to the well placed study/office, the utility room, kitchen and an ideally located guest cloakroom.
The family room is a light and bright room thanks to the generous window overlooking the front. The double doors from the entrance hall are arranged across one corner of the room, which is cleverly matched by an elegant fireplace occupying the opposite corner, with subtle downlights set into the underside of the mantel.

Adjoining the family room is a useful study/office which is comfortably large enough to provide a comprehensive work from home facility with multiple work stations and the necessary ancillary storage for files and business records. Of course this house is blessed with a substantial number of rooms on the two floors above, any one of which would also make a superb home office, leaving the ground floor room free for any number of alternative uses should that suit your needs. Certainly it would make a terrific playroom, kids TV room or games room, enjoying as it does a nice central location within the house.

The living room is quite spectacular, and again is an elegant and perfectly proportioned space which is certainly large but also well balanced. Flooded with natural daylight from two full height windows to the side aspect and the large window to the front, it also has abundant light flowing in unhindered from the glorious dining room to the rear, to which it is joined by an open archway. Double doors link the room to the entrance hall, giving a valuable option to open the main living areas out into a free flowing semi open plan arrangement, absolutely ideal when entertaining guests, or to close them off for a more intimate and private atmosphere. The outside wall opposite the double doors presents a wonderful modern fireplace, matching stylistically the one in the family room, offering a fabulous focal point between the two windows, with ample floor space available to configure and furnish as you wish.

The dining room is connected open plan to the living room and on into the kitchen and enjoys a stunning situation, with a substantial roof light set into a deep recess in the centre of the ceiling joining with a large set of glazed sliding doors out into the garden to bring all of the benefits of a conservatory without any of the drawbacks. It is a capacious area that is more than able to accept a large dining suite and other occasional furniture besides, as well as benefiting from a set of fitted cupboards matching those in the kitchen along one wall. A simply delightful place to host lunches and dinner parties any time of the year.

The adjoining kitchen is a design masterpiece, making creative use of the substantial space available to provide a fitted kitchen with a superb ergonomic layout as well as seamlessly connecting the double glass doors at one end through to the dining area whilst simultaneously providing a breakfast bar and a cleverly imagined worktop shape that both links the different spaces and yet subtly delineates them from each other. There is a comprehensive array of brilliant white handle-free cabinets that establish a slick minimalist visual effect and ensure more than ample storage, whilst housed within them is a full complement of premium branded appliances that are sure to meet all your family's needs. Both the dining room and kitchen have gorgeous matching stainless steel radiators, sinuously twisting as they rise the full height of the wall. The kitchen is ably supported by an adjacent utility/laundry room that also has a separate external door out into the rear garden, really enabling you to keep the kitchen clutter free.















Up on the first floor is a generous landing, with a lovely gallery overlooking the entrance hall below, around which are five of the bedrooms, four of which boast en suite bathrooms. All of the bedrooms can comfortably be considered doubles in size, with two of the en suite facilities being full bathrooms with separate bath and shower.

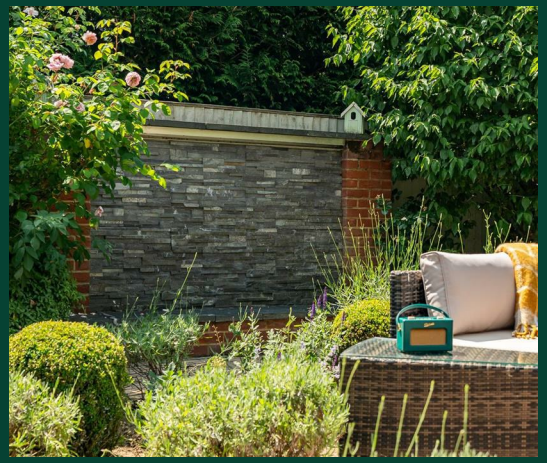
From the first floor landing another set of stairs rises to the second floor which offers two further bedrooms and an en suite shower room. This floor would make a fabulous bedroom suite with its own lounge for a young adult still at home, or indeed any family member who still needs day to day support but would benefit from some private living space. Failing that it would give brilliant service as a large games room, home cinema or substantial office space.

Exterior:
To the front, remote control gates open onto a generous block paved driveway that stretches across the full frontage of the house and up to the detached double garage, providing ample parking for multiple cars. There is separate gated access through to the garden which is secure and fully enclosed and so eminently suitable for pets and children. The rear garden extends into two generous areas either side of the house, with one of them featuring a delightful, protected courtyard with an ornate decorative circular patio outside the glass doors from the dining room. This is a wonderful area to spend time, surrounded by shaped beds of mature shrubs, bushes and flowering plants of all kinds bringing an ever changing vista of form and colour to this calming, natural environment. The other side is a large area of lawn surrounded by multiple patio areas, both adjoining the house and in the far corner of the garden, which are all ideal for relaxing with friends and family and dining al fresco. A tall hedge boundary ensures privacy and shelter, whilst a pergola provides an excellent venue for a hot tub and a charming summer house nestles alongside one of the patios. A wall mounted awning over the glass doors from the kitchen, matching the one outside the dining room, provides shelter for the patio and the inside spaces, with a lovely mixture of formal and informal planting providing a super backdrop to the patios and lawn.

Location:
The attractive village of Tewin, arranged around two village greens and nestled between Welwyn Garden City and Hertford, is a highly desirable and sought-after residential area. The property is located very close to the centre of the village, which provides excellent local amenities including a community-owned village store/cafe/post office, two pubs, an historic parish church and a thriving primary school. The latter has a swimming pool, which is open to families during the summer holidays. The Memorial Hall hosts many community and social activities and other events. Sports are catered for by popular cricket, tennis and bowls clubs. Nearby Tewinbury Farm boasts hotel accommodation, dining and entertainments. The nearest railway station is Welwyn North, less than 2 miles away, which provides fast regular services to London King's Cross in just 20 minutes. Access to the A1(M) J6 is only 3 miles away. The nearby towns of Welwyn Garden City, Hertford, Stevenage, St Albans and Hatfield also ensure that a wide array of facilities are within easy reach.

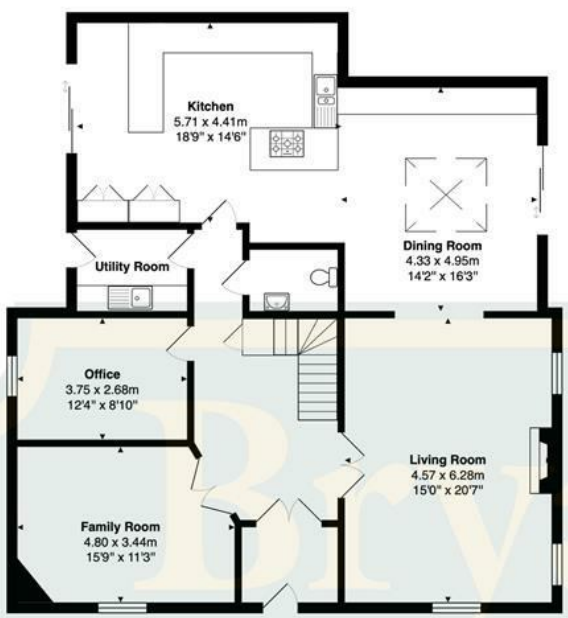








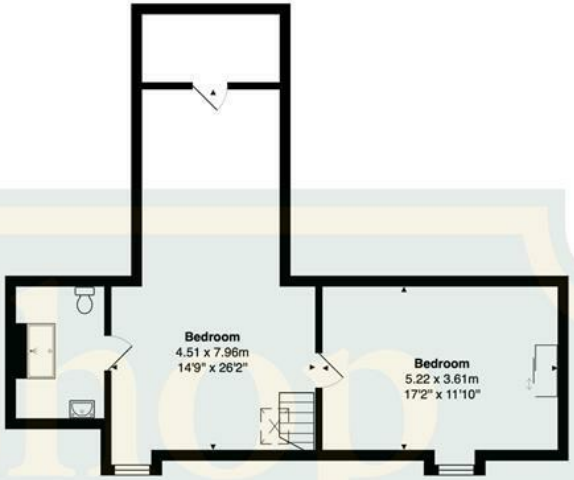




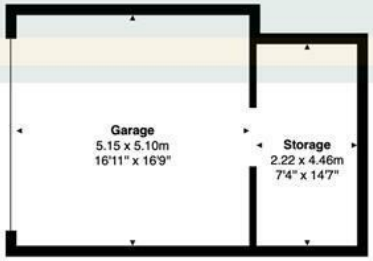
Ground Floor
Area: 134.3 m² ... 1445 ft²



First Floor
Area: 113.4 m² ... 1221 ft²

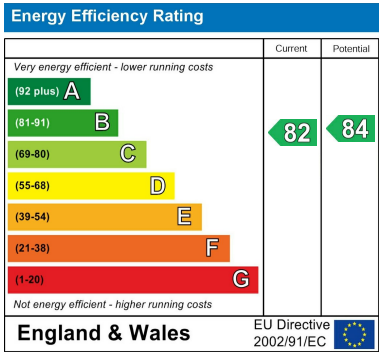


Second Floor
Area: 60.6 m² ... 653 ft²



Outbuilding
Area: 36.9 m² ... 397 ft²

Total Area: 345.2 m² ... 3716 ft²












ROSE HOUSE
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