



Tewin Water House

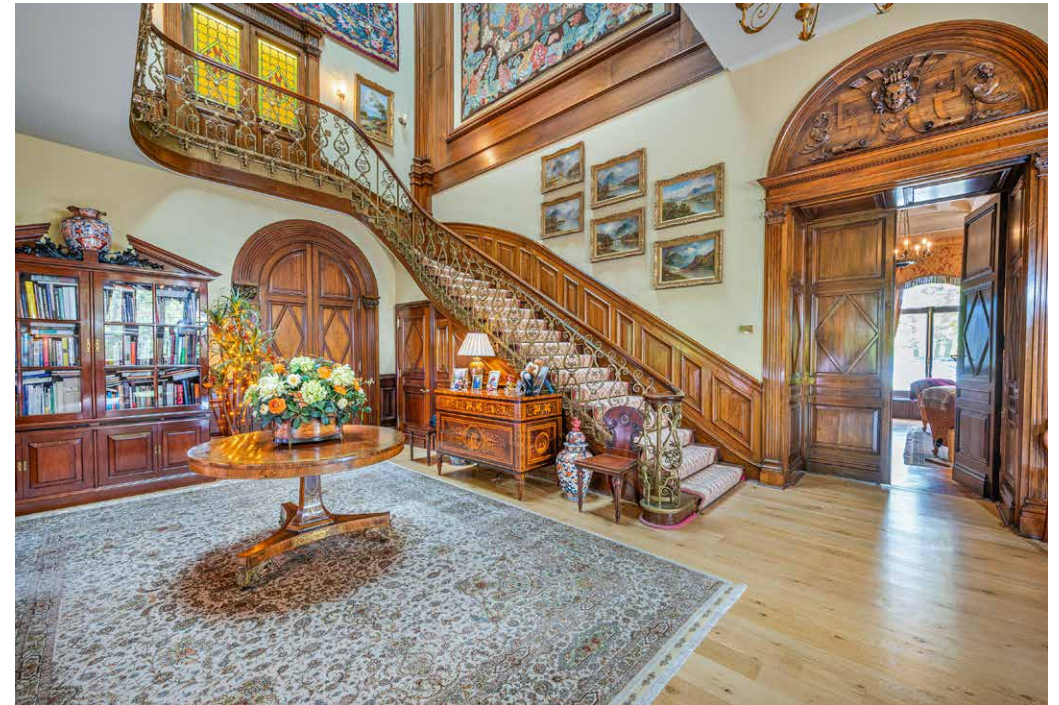
Tewin Water, Welwyn

A magnificent three-storey home privately situated within a stunning Grade II-listed country house set within 10 acres of river-fronted grounds.

Welwyn 0.7 miles, Welwyn Garden City 2 miles,
Knebworth 5 miles, Hatfield 6 miles, Stevenage 7 miles

Features

3 Reception rooms | 5 Bedrooms | 3 Bathrooms
Private parking | Private and communal gardens
Garage | Share of freehold | Private estate | 7,190 sq ft





The Property

This truly exceptional residence is arranged over three floors within a wing of the stunning Tewin Water House, a Grade II-listed former country house which has a long and interesting history. The building was originally constructed in 1689 for Squire John Fleet, the son of Sir John Fleet. Sir John was a wealthy sugar merchant who later became Mayor of London, Sheriff of London and an MP for London. The original house was later demolished and rebuilt in 1789 in the imposing Greek Revival style that stands today for 3rd Earl Cowper. It was then extended in 1902 and became a school for deaf children and later converted into six separate apartments in 2001.

The property is arranged on a grand scale with beautifully generous yet balanced proportions, with the soaring elevations accented by Ionic columns, tall bay windows and an imposing entrance topped with a Venetian window. Internally the house is sumptuously, exhibiting all the grandeur and opulence of the time. High ceilings and tall sash windows afford a feeling of space, while solid oak doors, pilasters and ornate fireplaces have been beautifully restored in the same style as the original mansion. Of particular note is the exceptional dining hall, a stunning room with a beautiful, gilded ceiling, carved wood details and a magnificent staircase leading up to a stained glass window. One of the walls features an intricately painted Italianate-style mural of the building in its historic heyday, while the imposing staircase also features 17th-century inspired murals and a roof lantern.

This substantial property has all the modern conveniences one would expect, including a well-appointed kitchen which is both stylish and functional, dominated by a sizeable central island and a vast gas range stove. There is ample space for family dining and four sets of tall windows overlooking the west gardens, providing not only beautiful views but excellent natural light.

The drawing room is decorated in a sunny yellow hue, with ornate plasterwork walls, lemon tree motifs and a vast marble fireplace. The sitting room feels less formal with a wall-mounted television and excellent storage, yet is no less grand with its parquet floors and handsome wood fireplace. The ground floor also incorporates a private study and a cloakroom with WC.

The first floor is currently arranged as one magnificent principal suite, with a bedroom at the centre of a Smallbone dressing room and gym connected by internal doors. There is a generous Clive Christian en suite bathroom, an additional WC and a useful laundry room, though the layout would allow the space to be changed to create a separate bedroom instead of a gym. On the second floor there are two large double bedrooms sharing a family bath and a shower room, as well as a further bedroom, bathroom and kitchenette which would be ideally suited to an au pair or live-in housekeeper.

Outside

The property benefits from its own private gardens including south and west facing lawns bordered by the chalk stream of the tranquil river Mimram. A substantial terrace at the front of the house is the ideal space for outdoor entertaining, being wonderfully private it is not overlooked and offers beautiful views over the surrounding grounds. The property further benefits from access to the 10 acres of communal gardens, which were designed by the last great English landscape designer of the 18th century, Humphry Repton. The setting feels very much immersed within the countryside while offers easy access to all the amenities and transport links to London and further afield. A sweeping driveway leads up to the property, opening onto a generous private parking area accommodating approximately six vehicles. In addition, there is a dedicated space within the communal parking area, as well as the convenience of a garage located in the charming stable block.





Location

Welwyn is a charming village in Hertfordshire offering a peaceful rural lifestyle with excellent connectivity. It lies close to Welwyn Garden City, with nearby towns including Hatfield and Stevenage. The village benefits from convenient rail links, with Welwyn North Station only about half a mile away, providing regular services to London King's Cross and Cambridge. Other nearby stations include Welwyn Garden City and Knebworth. Welwyn is home to the independent Sherrardswood School, catering to children aged 2 to 18. Well connected by road, the village sits near the A1(M), providing easy access to London and the north, while London Luton Airport is approximately 14.5 km away, offering a range of domestic and international flights.

Local Authority

East Herts Council

Services

Mains electricity, drainage and water. Gas-fired central heating. Service charges paid quarterly for maintenance and services approximately £7,744.25.

Tenure

Share of Freehold

Council Tax

Band H

What3Words

what3words: ///tribe.mirror.asks

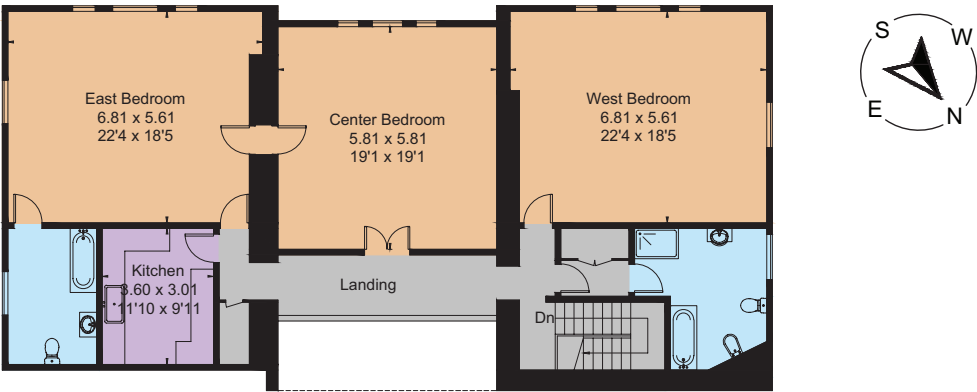
EPC Rating D

Mobile and Broadband Checker

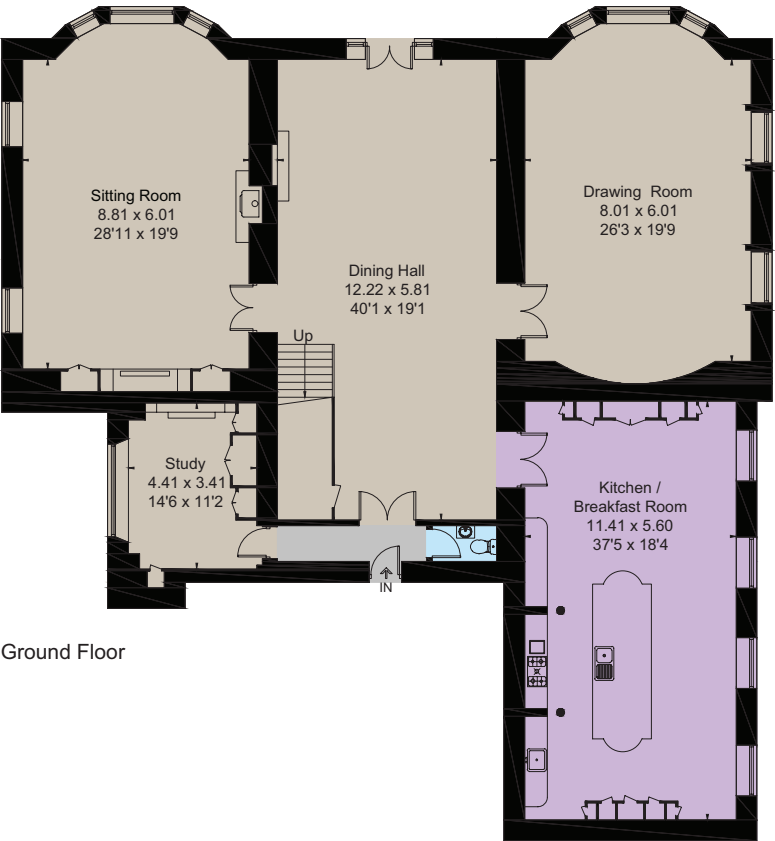
Information can be found here <https://checker.ofcom.org.uk/en-gb/>



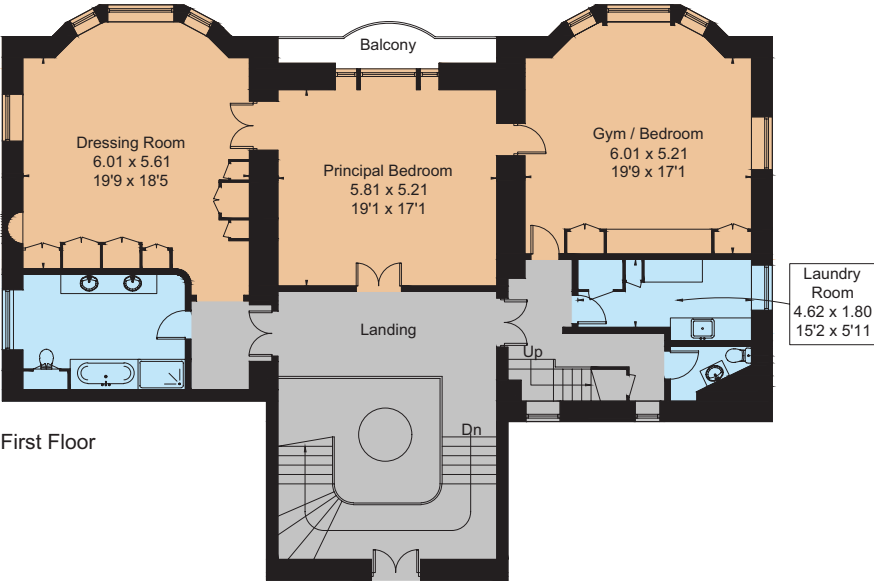
Floorplan
Approximate Floor Area 668.0 sq m / 7190 sq ft



Second Floor



Ground Floor



First Floor



[illegible]

Title Apartment 1,
Tewin Water House

This Plan is published for guidance only, and although it is believed to be correct its accuracy is not guaranteed, nor is it intended to form part of any contract. ©Crown copyright and database rights 2025. Licence No. AC000818786

01582 764343
harpenden@struttandparker.com
Over 50 Offices across England
Scotland, including Prime Central London

IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken September 2025. Particulars prepared September 2025. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited



**STRUTT
& PARKER**

BNP PARIBAS GROUP