



THE GRAVELEY

SENUNA PARK, Ashwell,
SG7 5LT
£750,000

country
properties

An exceptional four-bedroom detached family home extending to approximately 1,626 sq. ft., beautifully positioned within the prestigious Senuna Park development in Ashwell. This impressive property offers thoughtfully designed accommodation, including a stunning open-plan kitchen dining area, a family room, a separate lounge and the added benefit of a double garage and private driveway.

Senuna Park is an exclusive collection of 3, 4 and 5 bedroom homes by the highly regarded Hertfordshire house builder Matthew Homes, set within the picturesque and historic village of Ashwell. Surrounded by open countryside yet conveniently located just four miles north-east of Baldock, the development perfectly blends rural village living with excellent transport connections.

The Graveley has been carefully designed to maximise space, natural light and modern family living. The ground floor is centred around the expansive open-plan kitchen, dining area, enhanced by bay windows and ideal for both everyday living and entertaining. The contemporary designer kitchen features integrated appliances and elegant Quartz worktops. A separate living room provides a comfortable retreat, complemented by a family room and ground floor WC for added practicality.

Upstairs, the first floor offers four generously proportioned bedrooms. The principal bedroom benefits from an en suite shower room and fitted wardrobe while the remaining bedrooms are served by a stylish family bathroom fitted with high-quality Villeroy & Boch sanitaryware and contemporary ceramic tiling and fitted wardrobe to bedroom two.

Each property at Senuna Park incorporates a range of energy-efficient and future-focused features, including photovoltaic (PV) panels, a Waste Water Heat Recovery System, and complimentary EV charging points, ensuring sustainability and reduced running costs without compromising on comfort or style.

Ashwell itself is a thriving and well-connected village, offering an excellent range of local amenities including shops, cafés, public houses, a primary school, medical and dental services, and everyday conveniences. Ashwell & Morden railway station lies on the edge of the village, providing regular services to London King's Cross and Cambridge, making the location ideal for commuters.

Agents Notes

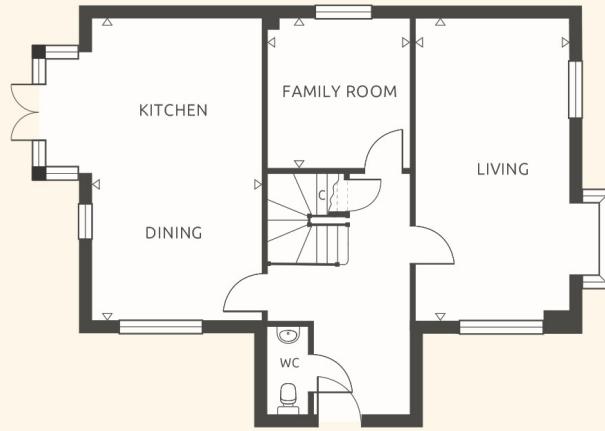
Please note that the photos contained herein are show home photos for illustration purposes only.

- Energy efficient features such as PV panels, Waste Water Heat Recovery System and EV charging point to maximise sustainability and lower energy costs
- Close proximity to Ashwell & Morden Station providing frequent services into London (Kings Cross) in under 50 minutes and Cambridge approx. 20 minutes
- Easy access to major road connections such as the A505, A1 and A10
- Garages or allocated parking to all homes
- Designer soft-close kitchens with integrated appliances and complimentary Quartz worktops
- 10-year NHBC New Home Warranty for complete peace of mind



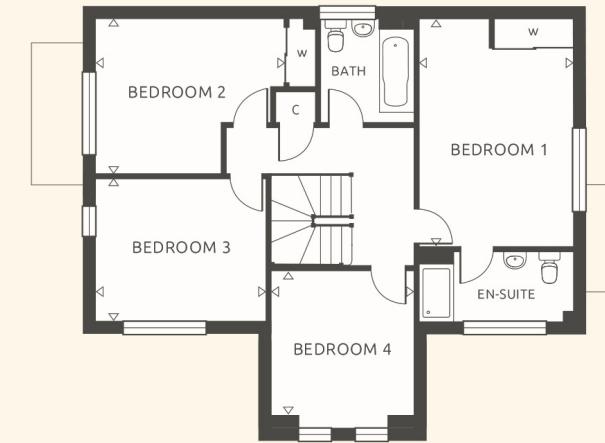






GROUND FLOOR

Living Room	6525 x 3325 (+bay)	21' 5" x 10' 11" (+bay)
Family Room	3250 x 3050	10' 8" x 10' 0"
Kitchen/Dining	6525 x 3675 (+bay)	21' 5" x 12' 1" (+bay)



FIRST FLOOR

Bedroom 1	4950 (max) x 3400	16' 3" (max) x 11' 2"
Bedroom 2	4000 (max) x 3350 (max)	13' 1" (max) x 11' 0" (max)
Bedroom 3	3850 x 3100	12' 8" x 10' 2"
Bedroom 4	3125 x 2900	10' 3" x 9' 6"

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Viewing by appointment only

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