



# The Codicote

Ashwell, Baldock,  
SG7 5BA  
£800,000

country  
properties

READY FOR IMMEDIATE OCCUPATION

SHOW HOME AVAILABLE TO VIEW

The Codicote A spectacular 1,592 sq. ft. four-bedroom detached home with double garage and driveway. Plot 6, The Codicote, offers spacious and versatile accommodation designed perfectly for modern family living. The ground floor is centred around an impressive open-plan kitchen/dining/family area a bright and sociable space ideal for both everyday life and entertaining. The contemporary designer kitchen features integrated appliances and elegant Quartz worktops, complemented by a separate utility room for added convenience.

A generous separate lounge with bay window provides a welcoming retreat, while a dedicated study offers the ideal work-from-home space. A cloakroom completes the ground floor layout.

Upstairs, four well-proportioned bedrooms provide flexible accommodation. The principal bedroom benefits from an en-suite shower room, while the remaining bedrooms are served by a stylish family bathroom finished with quality ceramic tiling and Villeroy & Boch sanitaryware.

Built by respected Hertfordshire housebuilder Matthew Homes, Senuna Park is an exceptional collection of 3, 4 & 5 bedroom homes set within this picturesque North Hertfordshire village. Surrounded by open countryside yet located just four miles from Baldock, the development perfectly balances rural charm with excellent commuter connectivity.

Each home has been thoughtfully designed to maximise space and natural light, incorporating energy-efficient features including PV solar panels, Waste Water Heat Recovery Systems and EV charging points to enhance sustainability and help reduce running costs.

Ashwell offers a range of local amenities including nursery and primary schooling, doctors and dental surgeries, pharmacy, general store, butchers, bakery, coffee shop and public houses. Ashwell & Morden Station provides regular direct services to London King's Cross (under 50 minutes) and Cambridge (approximately 20 minutes).

- Energy efficient features such as PV panels, Waste Water Heat Recovery System and EV charging point to maximise sustainability and lower energy costs
- Designer soft-close kitchens with integrated appliances and complimentary Quartz worktops
- High specification finishes throughout - Double garage
- NHBC New Home Warranty for complete peace of mind
- Located close to a number of highly-regarded schooling options - Easy access to major road connections such as the A505, A1and A10







### GROUND FLOOR

Living Room	4975 (+bay) x 3325 (max)
	16' 4" (+bay) x 10' 11" (max)
Study	3475 x 2375
	11' 5" x 7' 10"
Kitchen Area	3750 x 3325
	12' 4" x 10' 11"
Dining Area	4275 x 3150
	14' 0" x 10' 4"
Family Area	3425 x 3050
	11' 3" x 10' 0"
Utility	1900 x 1700
	6' 3" x 5' 7"



### FIRST FLOOR

Bedroom 1	3950 (max) x 3225 (max)	13' 0" (max) x 10' 7" (max)
Bedroom 2	3350 (max) x 3150	11' 0" (max) x 10' 4"
Bedroom 3	3375 (max) x 3150	11' 1" (max) x 10' 4"
Bedroom 4	3000 (max) x 2525 (max)	9' 10" (max) x 8' 3" (max)

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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