



25, West End

Ashwell,
Hertfordshire, SG7 5PH
£995,000

country
properties

A fine example of 16th Century character & charm and 21st Century space & specification!! Located in the historic village of Ashwell is this stunning Grade II listed, three bedroom detached period property in West End. Dating back to the mid 16th Century the property was extended in the mid 18th Century and again in the 1980's. Don't be fooled by the modest external appearance, this wonderfully spacious home offers splendid character features and the highest of specification throughout, both in terms of fixtures and finish!

Ashwell is a highly regarded picturesque village set amidst rolling Hertfordshire countryside. The village is steeped in history with many delightful character properties and the historic St Mary's church in the heart of the village. The village boasts a number of excellent facilities including a renowned bakers, butcher, village store, chemist, dental surgery, doctors surgery and three popular public houses. The village primary school is also highly regarded with connections to local secondary schools. The railway station serving Ashwell and The Mordens is about 1.5 miles from the village centre with services to London Kings Cross and Cambridge.

- Completely renovated to the highest of specification throughout
- Garage with 2 Off road parking spaces
- Exposed original character features
- 20ft Formal Lounge
- Grade II Listed
- 3 Large Reception Rooms
- Professionally designed & landscaped garden
- Solid oak doors
- Deceptively spacious **MUST BE VIEWED**



Ground Floor

Solid Oak front door to:

Entrance Hall

Under floor heating, French doors to rear garden, doors to family room, lounge and downstairs cloakroom.

Downstairs Cloakroom

Under floor heating, W.C, Copper basin & mixer tap.

Family Room

14' 0" x 12' 0" (4.27m x 3.66m)
Inglenook fireplace (closed off), Vintage style radiator, secondary glazed French doors to garden, solid oak door to hall, storage cupboard, opening to:

Dining Room

14' 0" x 10' 0" (4.27m x 3.05m)
External door to rear garden, vintage style radiator x 2, Inglenook fireplace housing dual fuel stove, storage cupboard, secondary glazed window to side x 2 (dual aspect), opening to:

Kitchen

13' 7" x 14' 7" (max) (4.14m x 4.45m)
Range of wall mounted and base level units with granite work surface over, inset sink with mixer tap and drainer, water softener & instant boiling hot water tap, integral dishwasher, range cooker with extractor hood over, space for large American style fridge freezer, utility cupboard housing space & plumbing for washing machine and tumble dryer, stable door to rear garden, secondary glazed window to side aspect, door to:



Study

9' 2" x 7' 5" (2.79m x 2.26m)

Secondary glazed window to rear aspect, vintage style radiator.

Formal Lounge

20' 0" x 14' 0" (6.10m x 4.27m)

Inglenook fireplace housing dual fuel wood burner, secondary glazed sash windows to front aspect x 2, vintage style radiator x 2, coat storage cupboard, storage cupboard, under stairs storage, stairs to first floor.

First Floor

Landing

A characterful and quirky landing space with velux window in stairwell, feature window looking down towards entrance hall, window to side aspect, bespoke airing/storage cupboards, doors to:



Bedroom 1

10' 1" x 14' 2" (3.07m x 4.32m)

Triple aspect room with window to side, window to other side and window to rear aspect, vintage style radiator, loft hatch, door to:

En-Suite

W.C, free standing shower cubicle, heated towel rail, wash hand basin, velux window, under floor heating.

Bedroom 2

14' 3" x 14' 3" (4.34m x 4.34m)

Dual aspect secondary glazed window to front & rear aspect, vintage style radiators x 2.

Bedroom 3

11' 1" x 9' 0" (3.38m x 2.74m)

Secondary glazed window to front aspect, vintage style radiator, loft hatch.

Family Bathroom

Secondary glazed window to rear aspect & velux window, heated towel rail, fully tiled walk in double shower, free standing roll top bath, wash hand basin, W.C, under floor heating.

External

Garage to Rear

9' 9" x 16' 3" (2.97m x 4.95m)

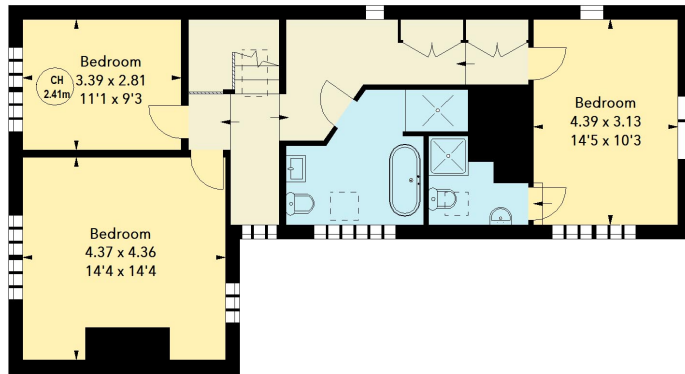
Electric up and over door, inspection pit, light, power, window to side aspect, off road parking for 2 cars in front of the garage.



Rear Garden

Professionally landscaped and mainly laid to sand stone patio with seating area surrounded by various shrubs, ornamental trees and borders, leading to raised faux lawn seating area, mood lighting and wall mounted garden speakers, log store, gated access to front & rear.





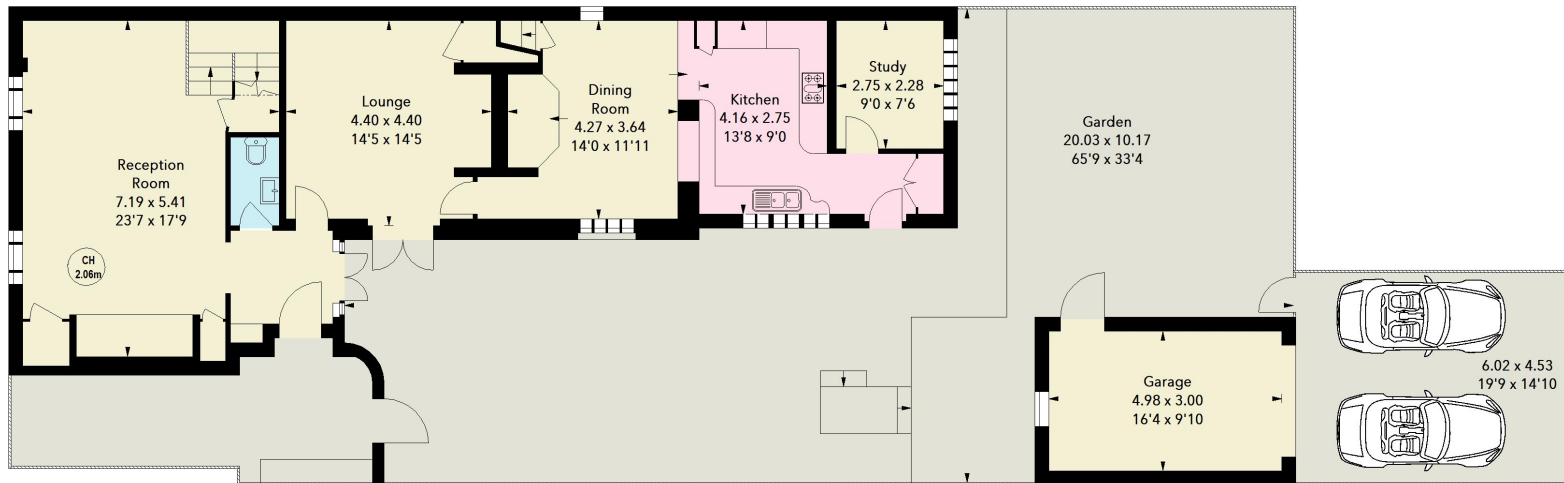
First Floor

Approx. 74.41 sq m / 801 sq ft

West End, SG7

Approximate Area = 192.12 sq m / 2068 sq ft
(Including Garage)
Garage Area = 14.96 sq m / 161 sq ft

Key :
CH - Ceiling Height



Ground Floor

Approx. 102.75 sq m / 1106 sq ft

Illustration For Identification Purposes Only.
All measurements and areas are approximate, not to scale.
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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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