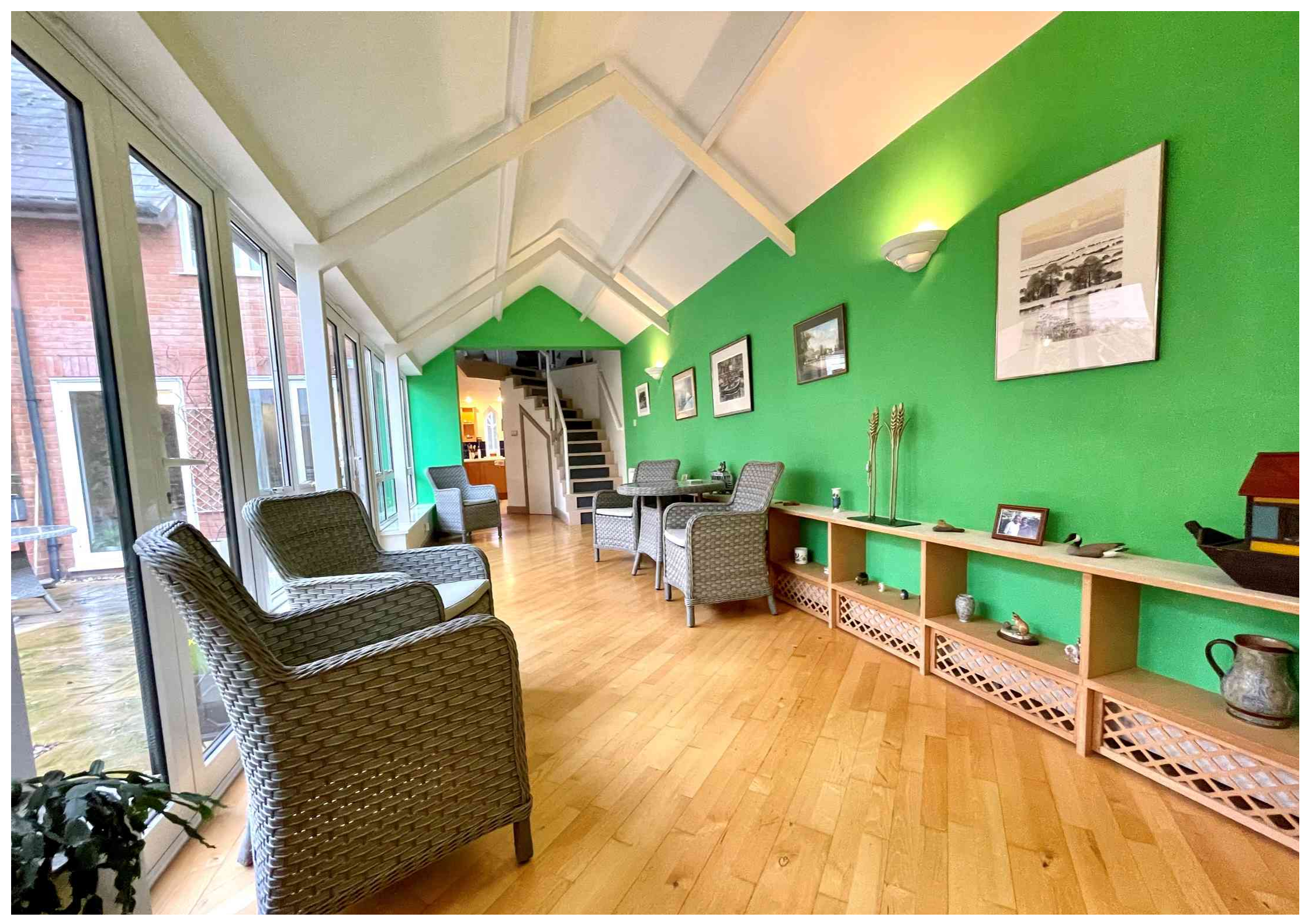




4 Swan Street, ASHWELL, Hertfordshire. SG7 5NX.

COUNTRY PROPERTIES
PART OF HUNTERS
EXCLUSIVE



4 Swan Street, ASHWELL, Hertfordshire. SG7 5NX.

Freehold £850,000

This generous, light, and airy architect-designed house was designed to maximise the space and light of the site throughout. It provides outstanding accommodation both for quiet family evenings or larger gatherings of friends & family alike!

The property is finished to a very high specification including 4 double bedrooms all with en-suite bath or shower rooms, solid ash 'Junckers' or ceramic floors throughout, bespoke staircases, hand-finished hardwood skirting, doors and frames, free flowing open plan accommodation and excellent use of light and views throughout, particularly of Ashwell Church.

The modest street frontage, containing cues to the local architecture, leads through to a property of significant size at approx. 222 sq metres.





Ground Floor

Entrance Hall

Radiator, stairs to first floor, coat & shoe storage cupboard, opening to inner lobby area, doors to:

Cloakroom

Radiator, W.C, Wash hand basin, base level & wall mounted units with work surface over, space for washing machine, storage cupboard.

Bedroom 1/Family Room

13' 7" x 14' 5" (4.14m x 4.39m)

Radiator x 2, French doors to courtyard, door to:

Wet Room

Tiled flooring, W.C. wash hand basin, shower, heated towel radiator.



Inner Lobby

27' 0" x 9' 0" (8.23m x 2.74m)

Multiple uPVC doors to courtyard, wall mounted electric heater, stairs to first floor lounge, opening to:

Open Plan Kitchen/Dining Room

18' 0" x 19' 0" (max) (5.49m x 5.79m)

Kitchen area: Window to rear aspect x 2, range of wall mounted & base level units with work surface over and inset sink with drainer, integral oven and grill, 5 ring induction range hob with extractor over, integral fridge/freezer and dishwasher, opening to:

Dining Area

Window to rear aspect x 3, radiator, feature gas fire, 2 x French doors to courtyard.



First Floor

Landing

Radiator, window to rear and to side aspects, loft hatch, storage cupboard, opening to study space, doors to:

Bedroom 2

13' 7" x 13' 0" (4.14m x 3.96m)

Radiator, window to rear aspect, double doors to:

En-suite

Fully tiled, radiator, wash hand basin, bath, W.C, free standing shower cubicle.

Bedroom 3

17' 0" x 10' 3" (max) (5.18m x 3.12m)

Radiator, window to front aspect x 2, door to:

En-suite

Radiator, wash hand basin, free standing shower cubicle.



Bedroom 4

17' 0" x 9' 0" (max) (5.18m x 2.74m)

Radiator, window to front aspect, door to:

En-suite

Radiator, wash hand basin, W.C, free standing shower cubicle.

External

Front

Car port parking providing off road parking for 2-3 cars, 3 x large lockable storage cupboards.

Central Courtyard

Laid to patio with raised beds and borders, integral brick barbecue, accessed by all ground floor rooms.

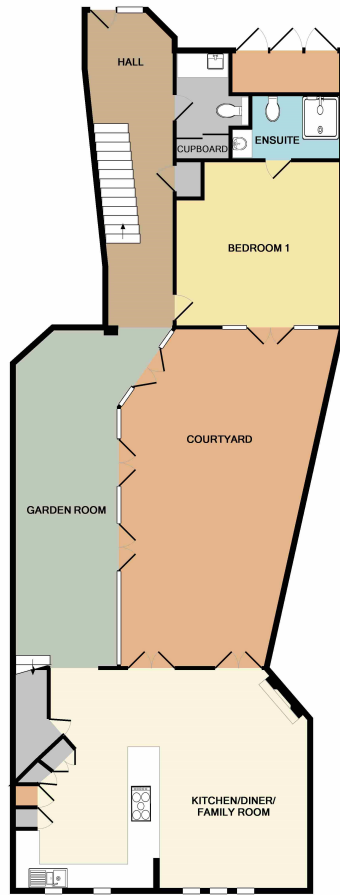


A bit about Ashwell

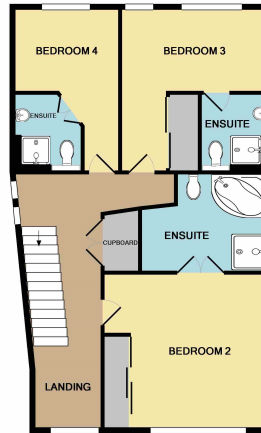
Ashwell is a highly regarded picturesque village set amidst rolling Hertfordshire countryside. The village is steeped in history with many delightful character properties and the historic St Mary's church in the heart of the village. The village boasts a number of excellent facilities including a renowned 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.

DISCLAIMER

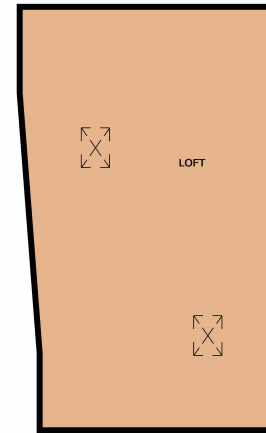
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.



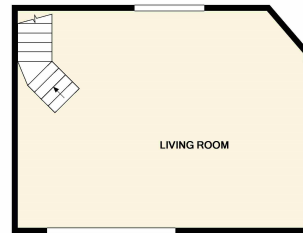
GROUND FLOOR
APPROX. FLOOR
AREA 1502 SQ.FT.
(147.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 1152 SQ.FT.
(107.1 SQ.M.)

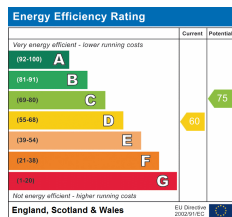


LOFT
APPROX. FLOOR
AREA 712 SQ.FT.
(66.1 SQ.M.)



TOTAL APPROX. FLOOR AREA 3457 SQ.FT. (321.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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