



# The Braughing (A), Senuna Park

Ashwell, Baldock,  
Herts, SG7 5BA

**Freehold £1,050,000**

country  
properties



Stunning throughout! The Braughing (A) is the largest unit design on Senuna Park, Ashwell – an exclusive development of high specification new homes located off Station Road in Ashwell constructed by Matthew Homes. The Braughing 'A' offers approx. 2114 sq ft of wonderful light, spacious accommodation with a large lounge, study, utility, cloakroom and true 'heart of the home' open plan kitchen/dining/family area on the ground floor, on the first are 5 generous bedrooms (en-suite to master) and a family bathroom. Externally the home offers double garage and driveway to the front. A fantastic family home that would suit a wide range of buyers looking to upsize, downsize or simply re-locate to one of the most sought after villages in the local area!

- Show home available to view 7 days a week
- High specification fixtures & fittings throughout
- Energy efficient measures such as PV panels, EV charging & Waste Water Heat Recovery System
- Double garage
- 5 Bedrooms (1 en-suite)
- Integrated kitchen appliances & complimentary quartz work tops
- 10 Year NHBC Warranty
- Close to Ashwell & Morden train station with direct link to Cambridge & London Kings Cross



## Accommodation:

### Entrance Hall

Stairs to first floor, 2 x built in cupboards, doors to:

### Living Room

18' 2" + Bay x 13' 0" max (5.53m + Bay x 3.95m max) – Bay window to front aspect, window to side aspect.

### Study

12' 5" x 9' 7" (3.78m x 2.93m) – Window to front aspect.

### Kitchen Area

12' 10" x 11' 6" (3.90m x 3.50m) – Window to rear aspect, range of wall mounted & base level units with quartz work surface over and inset sink & drainer, 2 integral single ovens, fridge freezer, dishwasher and induction hob with extractor over.

### Dining Area

16' 1" x 11' 2" (4.90m x 3.40m) – Window to rear aspect and double doors to rear garden.

### Family Area

11' 8" x 11' 4" (3.55m x 3.45m) Window to rear aspect. Door to:

### Utility Room

9' 1" x 6' 9" (2.78m x 2.05m) – External door to side, base line units with quartz work surface over, inset sink with drainer, integral washing machine. Door to:

### Cloakroom

WC, wash hand basin.

## First Floor

### Landing

Loft hatch, airing cupboard.

### Bedroom One

13' 4" x 12' 7" (4.08m x 3.83m) – Window to front aspect, built in wardrobes. Door to:

### En-Suite

WC, wash hand basin, fitted furniture to include concealed cistern and vanity storage (in Braughing A), heated towel radiator, shower cubicle.

### Bedroom Two

12' 7" x 10' 6" (3.83m x 3.20m) – Window to rear aspect, built in wardrobes.

### Bedroom Three

12' 10" x 11' 5" (3.90m x 3.48m) – Window to side aspect and window to rear aspect.





## Bedroom Four

11' 6" max x 10' 7" (3.50m max x 3.23m) –  
Window to front aspect.

## Bedroom Five

9' 6" x 6' 9" (2.90m x 2.05m) – Window to rear  
aspect.

## Bathroom

Window to side aspect, WC, wash hand basin,  
heated towel radiator, bath, shower cubicle.

## External

### Front

Paved driveway leading to double garage.

### Rear

Rear garden, gated access at side leading to  
the front of the property.





## Senuna Park

Welcome to Senuna Park, an exceptional new development built by reputable Hertfordshire housebuilder, Matthew Homes comprising of 3, 4 & 5 bedroom homes located in the picturesque and highly sought-after North Hertfordshire village of Ashwell, being surrounded by open countryside and a wealth of historical buildings whilst being some 4 miles north east of the town of Baldock. Senuna Park encapsulates modern living and combines the idyll of rural community life with all the connections of the city within easy reach.

Each home has been methodically designed and exhibits thoughtful stylish interiors, carefully considered to enhance space and natural light whilst including a number of cost-saving technologies such as PV panels, waste water heat recovery system and complimentary EV charging points to maximize efficiency and sustainability. Internally you will find a range of quality specifications including contemporary designer kitchens with integrated appliances and complimentary Quartz worktops, Villeroy & Boch sanitary ware with ceramic floor and wall tiling to the bathrooms and built in wardrobes to bedrooms 1 and 2 (except Flamstead to bedroom 1 only).

## 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.

## Agent's Notes

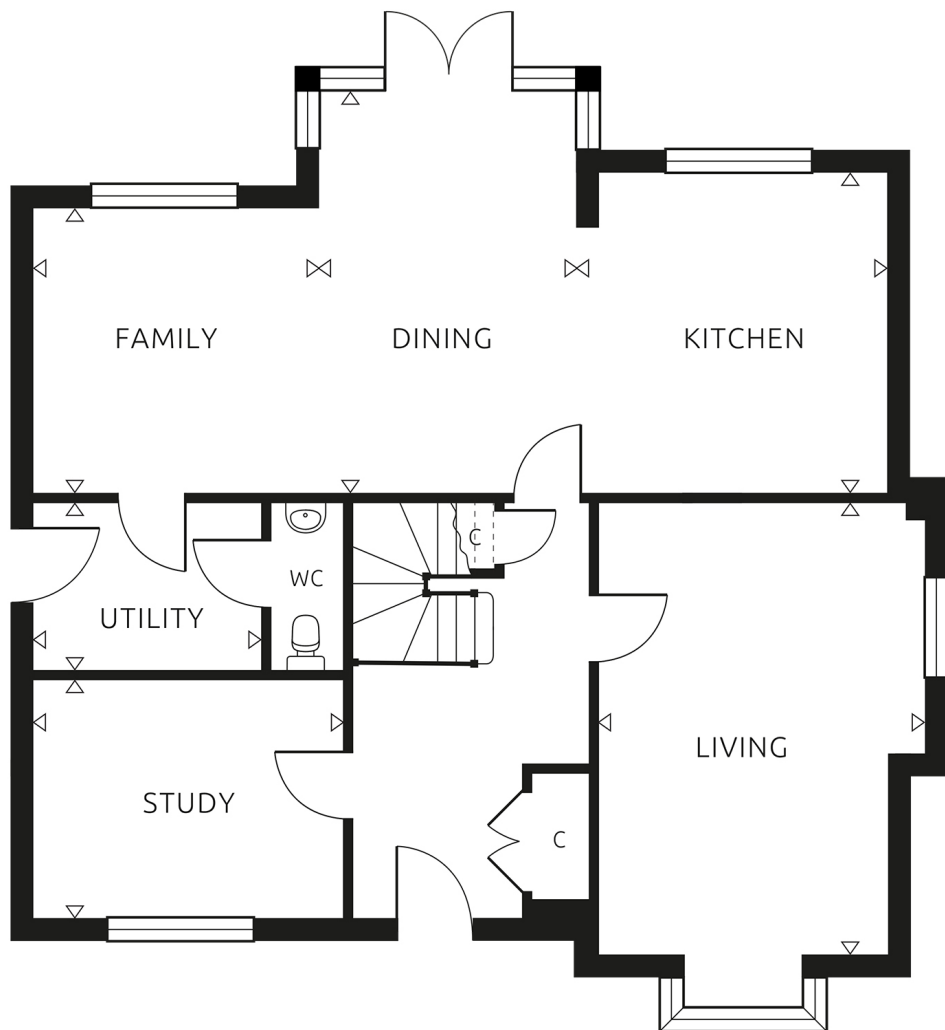
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Viewing by appointment only

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