



88, High Street

Ashwell, Baldock,
Hertfordshire, SG7 5NS

£995,000

country
properties

Country Properties are privileged to offer to the open market this stunning example of a Victorian semi detached villa located in the very heart of Ashwell. Cambridge Villas were originally constructed in 1892 and remain the only example of a pair of typical late Victorian semis in the village. Offering approx. 2000 sq ft of accommodation over 3 floors, 5 bedrooms, 3 receptions, 3 bathrooms and an approx. 120ft rear garden, no 88 High Street is a true family home with all the benefits of a modern executive home yet adorned with original character features throughout. Beautifully presented both inside and out, this fabulous home cannot fail to impress!!

- Wonderful example of late Victorian character & style
- 5 Bedrooms
- 9ft high ceilings
- Beautifully presented throughout
- Approx 2000sq ft of accommodation
- Stunning 120ft rear garden
- Central location in village
- Vehicular access to rear



Ground Floor

Entrance Hall

Radiator, stairs to the first floor, doors to lounge, family room and kitchen.

Lounge

16' 10" x 14' 2" (5.13m x 4.32m)

Sash bay window to the front aspect, two radiators, fireplace with wood burner.

Family/Dining Room

12' 11" x 12' 0" (3.94m x 3.66m)

Radiator, open fireplace, double doors to the garden/sun room.

Garden/Sun Room

12' 3" x 8' 0" (3.73m x 2.44m)

French doors to rear terrace, radiator, opening to:

Kitchen/Breakfast Room

25' 7" x 9' 3" (7.80m x 2.82m)

Three windows to the side aspect, two radiators, range of wall mounted and base level units with granite work surface over, inset sink with drainer and breakfast bar. Integral double oven and combination microwave, induction hob with extractor over, dishwasher, fridge and freezer, doors to cellar and utility.

Utility

11' 8" x 7' 7" (3.56m x 2.31m)

Window to the side aspect, radiator, external door to rear terrace, base level units with work surface over and inset sink with drainer, space for washing machine/tumble dryer, door to downstairs shower room.

Shower Room

Velux window to the rear aspect, heated towel rail, shower cubicle, WC, wash hand basin, wall mounted gas boiler.

Cellar

12' 8" x 11' 10" (3.86m x 3.61m)

Light, power, currently used as storage space, restricted head height.

First Floor

Landing

Radiator, stairs to second floor, doors to:

Family Bathroom

11' 9" x 9' 0" (3.58m x 2.74m)

Window to the side aspect and window to the rear aspect, WC, wash hand basin, walk-in shower, bath, under floor heating, airing/storage cupboard.



Bedroom One

15' 1" x 12' 1" (4.60m x 3.68m)

Sash window to the front aspect, two radiators, feature fireplace.

Bedroom Two

12' 11" x 12' 2" (3.94m x 3.71m)

Sash window to the rear aspect, two radiators, feature fireplace.

Bedroom Five/Study

10' 5" x 6' 0" (3.17m x 1.83m)

Sash window to the front aspect, radiator.

Second Floor

Landing

Loft hatch, eaves storage, doors to:

Bedroom Three

11' 11" x 9' 0" (3.63m x 2.74m)

Window to the rear aspect, radiator.

Bedroom Four

11' 11" x 8' 10" (3.63m x 2.69m)

Window to the front aspect, radiator.

Shower Room

Heated towel rail, WC, wash hand basin, shower cubicle.



External

Front

Front garden laid to lawn with gravelled driveway to side providing parking for one car, gated bin storage area and access to rear at side.

Rear

Rear terrace with various seating areas & attractive beds and borders leading to walled rear garden laid to lawn approx. 120ft in length, 2 timber sheds & vegetable patch, electric double gates at rear leading to further gravelled driveway for one car accessed via Bacons Yard.

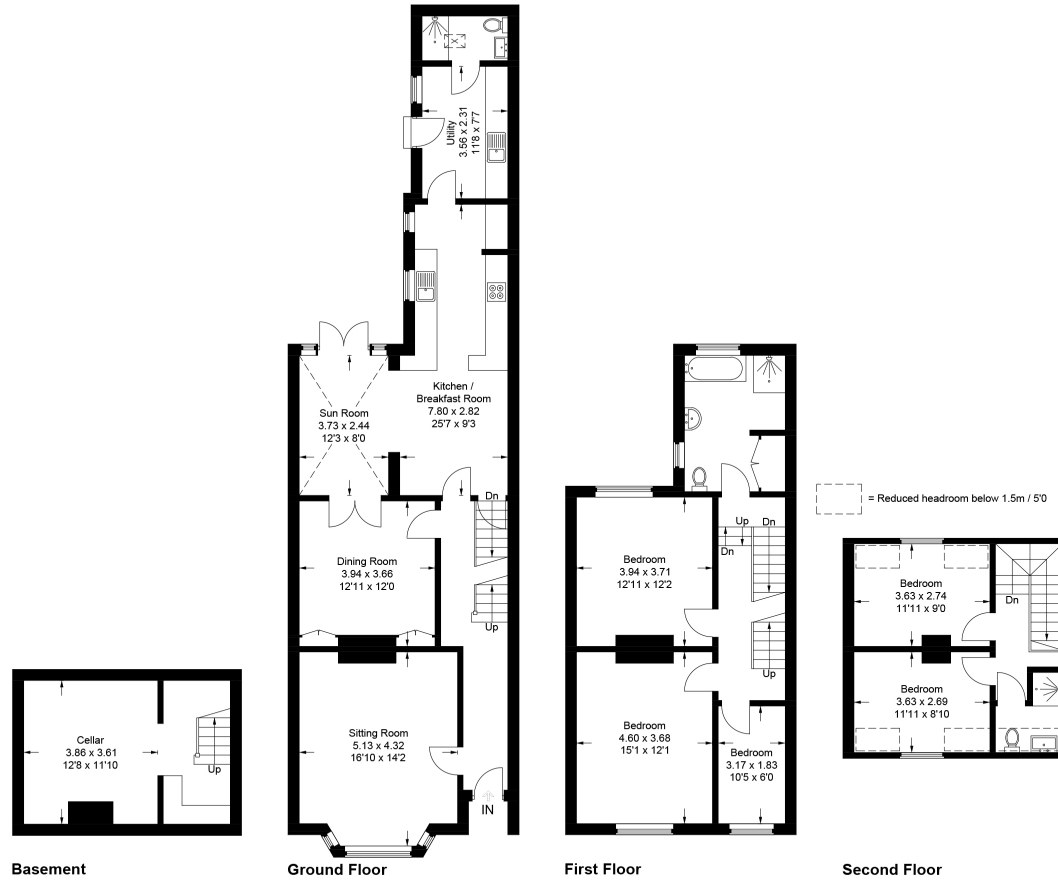
Ashwell

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.

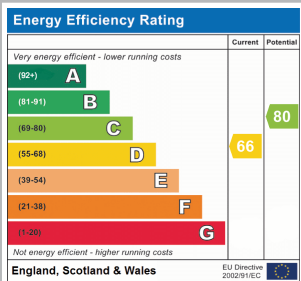




Approximate Gross Internal Area
 Ground Floor = 92.7 sq m / 998 sq ft
 First Floor = 59.3 sq m / 638 sq ft
 Second Floor = 31.4 sq m / 338 sq ft
 Basement = 21.4 sq m / 230 sq ft
 Total = 204.8 sq m / 2,204 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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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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