



# The Ashwell

Muncey Grove, Bassingbourn,  
SG8 5JW

**Freehold - Guide Price £498,750**

country  
properties



The Ashwell is a fantastic, well-proportioned and high specification 3 bedroom detached family home set within The Hawthorns by Beech Grove Homes, a thoughtfully designed and very well laid out new build development of excellent two, three and five bedroom homes in the ever popular South Cambridgeshire village of Bassingbourn within a 10 minute drive in to Royston and 30 minute drive in to central Cambridge. The Ashwell offers a spacious dual aspect Kitchen/Diner with integrated appliances and separate utility room, approx. 18ft triple aspect lounge backing on to the generous rear garden and cloakroom on the ground floor with three true double bedrooms (en-suite to master) and family bathroom on the first. With underfloor heating via air source heat pump throughout the ground floor, radiators to the first and bathrooms fitted with Vitra Suites and shower-ware by Vado, this wonderful family home really must be viewed in person to be fully appreciated and would suit a wide range of demographics such as first time buyers, up sizers or down sizers alike!

- The Hawthorns by Beech Grove Homes
- High specification fixtures and fittings
- Single Garage
- Heating via air source heat pump
- Easy access to Royston, Cambridge & London
- Light and spacious throughout (approx. 1039 sqft)
- 3 Double bedrooms (1 en-suite)
- Generous rear garden
- 10 Year premier warranty
- Council Tax Band E / EPC rating B



## Accommodation

### Entrance Hallway

Stairs to first floor, doors to:-

### Cloakroom

WC, wash hand basin.

### Living Room

10' 2" x 18' 6" (3.10m x 5.64m)

Window to the front aspect, window to the side aspect, French doors to rear garden.

### Kitchen/Diner

9' 10" x 18' 6" (3.00m x 5.64m)

Window to the front aspect and window to the rear aspect, range of wall mounted and base level units with quartz work surface over and inset sink with drainer. Integral appliances, door to:

### Utility

External door to rear, laminate work surface with inset sink and drainer, space and plumbing under for washing machine and tumble dryer.

## First Floor

### Landing

Radiator, window to the rear aspect, loft hatch, doors to:

### Bedroom One

9' 9" x 10' 9" (2.97m x 3.28m)

Window to the front aspect, radiator, built in wardrobes, door to:

### En-suite

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

### Bedroom Two

9' 11" x 11' 4" (3.02m x 3.45m)

Window to the front aspect, radiator.





### Bedroom Three

10' 11" x 7' 5" (3.33m x 2.26m)

Window to the rear aspect, radiator.

### Family Bathroom

6' 6" x 6' 8" (1.98m x 2.03m)

Window to the rear aspect, heated towel rail, WC, wash hand basin, bath with shower attachment over.

### External

#### Front

1-2 car driveway leading to single detached garage. Fenced front garden laid to lawn with gated access to rear at side.

#### Rear

Patio area leading to generous rear garden laid to lawn, gated access at side to front.





## Agent's Notes

### Charges

Service charge: £756.72 PA  
service charge for the upkeep of communal areas paid monthly at £63.06 PCM is applicable.

## Bassingbourn

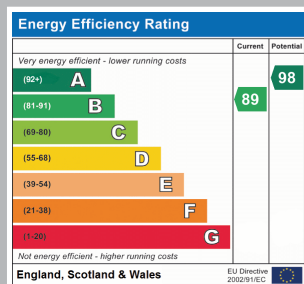
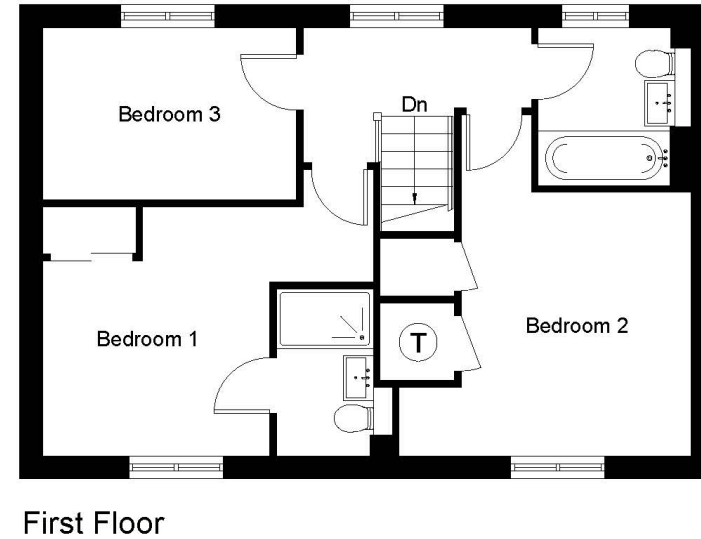
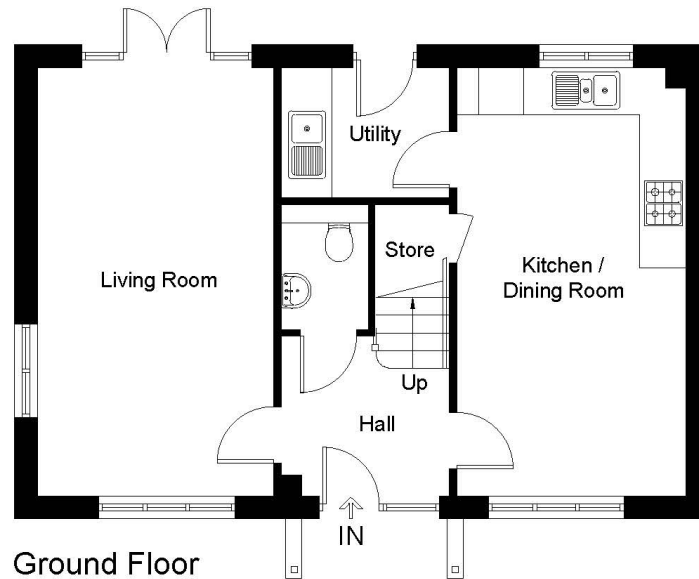
Bassingbourn is a popular South Cambridgeshire village with delightful country walks on your doorstep and a good amount of local amenities including a doctors' surgery, post office/village store, pharmacy, dentist, hairdressers, church, library, car garage, pub, restaurant and both Primary and Secondary schools as well as a nursery. Royston mainline railway station is located approx. 3.5 miles from the development and provides direct rail links into both London & Cambridge. With excellent road links to Cambridge (approx. 14 miles) and Royston as above, this delightful development is particularly well situated to enjoy quiet village life with all the facilities of a large town/city within easy reach.











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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