



# Swan Street

Ashwell,  
Hertfordshire, SG7 5NX  
Freehold O.I.E.O £475,000

country  
properties



A charming 3 / 4 bedroom link detached cottage in need of some cosmetic updating in a delightful tucked away central Ashwell location. Ashwell is a picturesque village with boutique shops, historic houses and churches, 3 pubs, tennis courts, cricket grounds and pavilion, as well as being surrounded by stunning countryside. Perfect for bike rides and long dog walks! Situated 4 miles east of Baldock & 5 miles west of Royston, convenient for A1(M) & A505. Ashwell & Morden's station offers service to Kings Cross & Cambridge. There is a local bus service to Knights Templar and Bassingbourn Secondary schools. It is also a short walk to Ashwell village primary school. With its abundance of clubs and social activities it has the perfect mix for families, commuters and downsizers alike.

- Lovely outlook over churchyard
- Custom made kitchen with Rayburn Stove
- Brick Fireplace
- Ground Floor Shower Room
- 3 Good Size Bedrooms on First Floor
- Courtyard Garden with decked area
- Chain Free!!

## Ground Floor

Stable door to:

### Kitchen

11' 10" x 11' 10" (3.61m x 3.61m)

Part glazed stable door to front aspect, window to front aspect, base units with solid wood work surfaces over. Inset sink with drainer, ceramic tiled splash backs, space for washing machine, space for dishwasher, gas fired Rayburn stove providing gas central heating & hot water, pantry cupboard housing tumble dryer, ceramic tiled floor, slope & archway to utility area & cloakroom.

### Utility Area

Window to front aspect, storage area with drawers & tiled work surfaces.

### Shower/W.C

Tiled floor & walls, power shower, wash hand basin & W.C, heated towel rail, double glazed window to front aspect, extractor fan.

### Lounge

16' 3" x 11' 8" (4.95m x 3.56m)  
2 windows and glazed multi panel door to front aspect, radiator, exposed pine floorboards, feature fireplace housing faux wood burner, stairs to first floor with cupboard below.

### Dining Room/Bedroom 4

11' 11" x 10' 9" (3.63m x 3.28m)  
Brick chimney breast with open fireplace & copper canopy, radiator, pine floorboards, French doors to conservatory.



## Conservatory

9' 6" x 9' 0" (2.90m x 2.74m)  
Brick base with timber frame, double doors to front aspect, pine floorboards. Lovely views to the church. Power & light.

## First Floor

### Landing

Airing cupboard housing lagged hot water tank & immersion heater, doors to:-

### Bedroom 1

12' 0" x 10' 7" (3.66m x 3.23m)  
Window to front aspect, radiator, recessed double wardrobe.

### Bedroom 2

12' 0" x 10' 1" (3.66m x 3.07m)  
Dual aspect with windows to front and side, radiator, built in wardrobes.

### Bedroom 3

8' 9" x 7' 10" (2.67m x 2.39m)  
Radiator, window to front aspect.

## Bathroom

White suite comprising panelled corner bath with mixer taps & shower attachment, radiator, pedestal basin & W.C, window to front aspect, extensive ceramic tiling, access to loft space.

## External

### Garden

Block paved courtyard garden with decked seating area.  
Vehicular right of way across frontage of No. 8. Under cover storage area with gas meter box & log store.



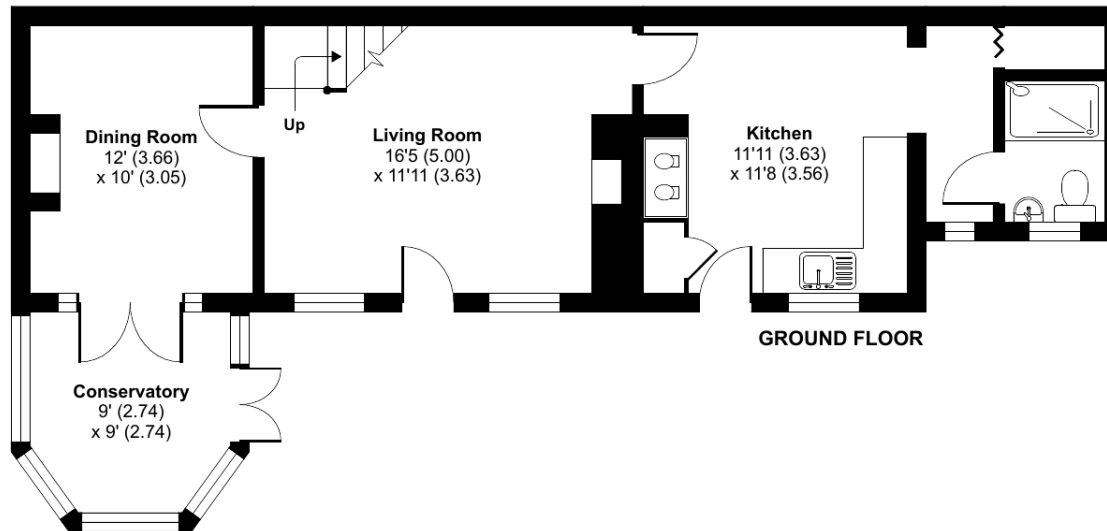
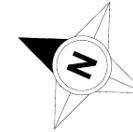
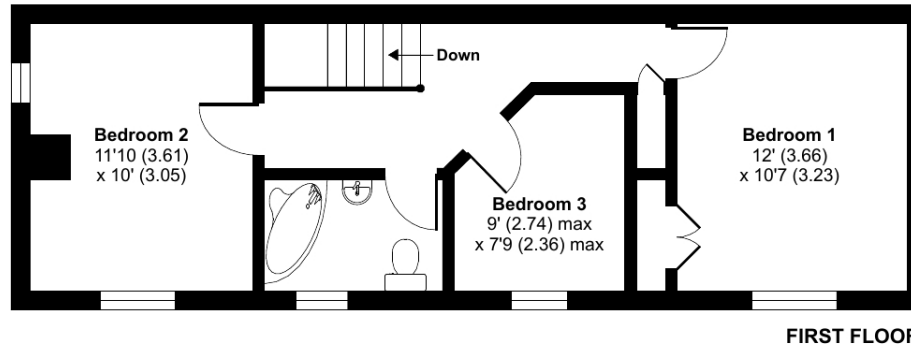




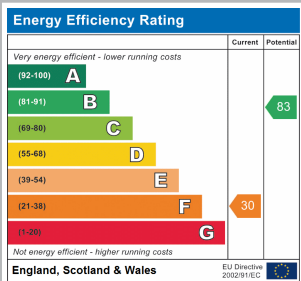


Approximate Area = 1104 sq ft / 102.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Country Properties. REF: 926015



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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