



Ashwater House
Stevenage Road | Little Wymondley | Hitchin | Hertfordshire | SG4 7JA

FINE & COUNTRY

ASHWATER HOUSE



Step Inside

Experience the epitome of luxury living with this breathtaking 5-bedroom detached home, offering nearly 4,000 sq ft of meticulously designed space. Set in a highly sought-after, tranquil location, this exquisite property perfectly balances modern sophistication with everyday comfort.

Upon entry, you're welcomed by an expansive hallway that leads to an elegant reception room—ideal for both refined entertaining and relaxed family moments. The well-appointed kitchen is a culinary enthusiast's haven, featuring high-end appliances, abundant storage, and a spacious dining area for memorable gatherings. The kitchen-diner is exceptionally spacious and perfect for hosting parties, seamlessly leading out into the garden to create an effortless indoor-outdoor entertainment space. With large windows throughout the house, the home is bright and airy, making the most of the picturesque surroundings. The property also has the benefit of a utility room

A true highlight of this home is its private indoor swimming pool, providing year-round indulgence in a serene, secluded environment. Adding to the unique ambiance, the pool area features a bespoke ceiling crafted by a Welsh artisan, with hand-painted panels depicting clouds drifting across the sky, creating a tranquil, immersive atmosphere. Whether for fitness, relaxation, or entertaining guests, this exclusive feature elevates the home to an unmatched level of luxury.

The five generously-sized bedrooms include a grand master suite, complete with a luxurious en-suite bathroom, a kitchenette, and access to a private rooftop terrace—perfect for enjoying your morning coffee with panoramic views. Each room is bathed in natural light, enhancing the home's inviting, airy ambiance.





Seller Insight

“It was the geographical position of Ashwater House which first drew us to the property,” say the current owners of this 5 bedroom Hertfordshire home. “We have the best of both countryside and convenience here, being tucked away surrounded by green fields, with easy access to the A1(M) North and South. The house itself held great appeal for us too: on our first visit, we walked up the lane and were stopped in our tracks by how beautiful it was.”

Since then, the owners have made various improvements to the property. “We have extended the home to create an indoor swimming pool complete with shower room and control room,” they say. “For this space, we commissioned a bespoke ceiling from a Welsh artisan, with panels depicting clouds moving across the sky. We use the pool all year round – even on Christmas day with snow on the ground outside! Another addition we made to the property was a fifth bedroom including a dedicated kitchenette leading out into a new terrace, so we can get out of bed and take our morning coffee outside, taking in the fabulous views.”

This is the ideal home for everyday life and entertaining alike. “The generously proportioned double aspect front room is a lovely space to enjoy the changing vistas throughout the seasons,” the owners say. “The kitchen-diner is very spacious and is perfect for parties, leading directly out into the garden to create an easy indoor-outdoor entertainment space where we have on occasion hosted up to 50 guests. The house is bright and airy throughout, with large windows making the most of the picturesque surroundings.”

Outside, a large garden backs onto fields beyond, giving a sense of privacy and seclusion. “The garden is accessible via patio doors from multiple rooms of the house,” the owners say. “A beautiful patio provides the setting for al fresco dining, with a curved wall with steps adding interest to the landscaping. The garden is mostly laid to lawn, complemented by plenty of planting including laurel, lilac and other shrubs.”

The local area has much to recommend it, too. “The property sits behind a gate off a private lane, so it feels very peaceful here,” say the owners. “There is a great sense of community in the village of Little Wymondley, in which one can participate as much or as little as is preferred. The pubs in the village serve good food and provide a social space to gather, while The Farmhouse at Redcoats hotel is great for finer dining. There is a Sainsburys supermarket and a hospital within walking distance or a 3-4 minute drive, with Hitchin and Stevenage also both a stroll or short drive away.”+

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.











ELEGANCE
by the sea

Love















Step Outside

As you step outside, you are greeted by a large garden that blends lush greenery with thoughtfully designed spaces, creating a peaceful retreat from the outside world. The expansive patio area, perfect for al fresco dining or evening drinks with friends, effortlessly accommodates outdoor entertaining with space for a large dining set, lounge furniture and barbecue. Mature trees and hedges provide natural beauty and privacy, while open lawn areas offer plenty of space for relaxation or play.

The private driveway offers ample off-road parking, complemented by a double garage with extra room for storage or a workshop. Whether you're hosting gatherings, enjoying a quiet morning coffee, or simply unwinding after a long day, this outdoor space is designed to cater to your every need. This remarkable property is not just about generous living spaces, but also about embracing a lifestyle of elegance, convenience, and tranquillity, set in a prime location.

About the Area

Situated in Little Wymondley, which is one of Hitchin's most desirable villages. Hitchin combines the best elements of town and country living. As a prominent historic market town, Hitchin offers a multitude of well-established and new independent businesses as well as a wide selection of activities, The Queen Mother theatre and Hitchin Lavender Fields. Hitchin train station offers a regular service to King's Cross. Additionally, there are services to Cambridge and the North via Peterborough. By road, Little Wymondley is just off the A1 and roughly 30 minutes from Junction 23 of the M25. The M1 North can be accessed via the A505, and Luton Airport is approximately 20 minutes away. Being in the SG4 catchment area allows access to highly acclaimed private and state schooling, with the separate boys' and girls' schools both achieving 'Outstanding' OFSTED reports.

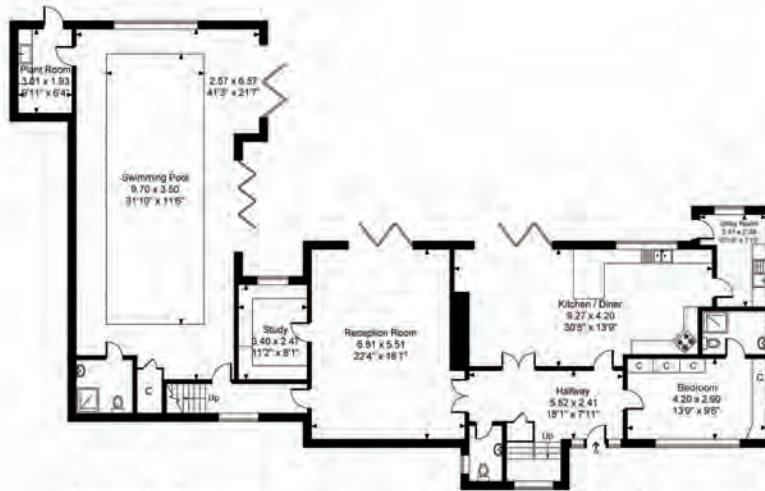
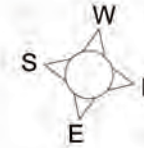






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Ashwater House
Approximate Gross Internal Area
370.77 sq m / 3990.93 sq ft
(Excluding Garage)
Garage Area 29.70 sq m / 319.68 sq ft



Ground Floor



First Floor



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.

Council Tax Band: G
 Tenure: Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	73 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Agents notes: All measurements are approximate 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 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. Printed 04.11.2024





FINE & COUNTRY

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This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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