



# The Braughing,

Ashwell, Baldock,  
SG7 5BA  
£950,000

country  
properties

Senuna Park, Ashwell SHOW HOME AVAILABLE – 75% SOLD Part Exchange Available (T&Cs apply) Plot 10 – The Braughing is an impressive 2,114 sq. ft. detached five-bedroom home featuring a substantial open-plan kitchen/dining/family space, separate living room and study, utility room, double detached garage and driveway.

Built by respected Hertfordshire housebuilder Matthew Homes, Senuna Park is an exclusive collection of 3, 4 & 5 bedroom homes set within the picturesque North Hertfordshire village of Ashwell, surrounded by open countryside yet just four miles from Baldock with excellent links to London and Cambridge.

Each home is thoughtfully designed to maximise space and natural light, with high-specification finishes throughout. Features include contemporary designer kitchens with integrated appliances and Quartz worktops, Villeroy & Boch sanitaryware, fitted wardrobes to selected bedrooms, and energy-efficient technology such as PV panels, Waste Water Heat Recovery Systems and EV charging points to help reduce running costs.

Ashwell offers a range of local amenities including nursery and primary schooling, doctors and dental surgeries, pharmacy, general store, butchers, bakery, coffee shop and public houses. Ashwell & Morden Station provides direct services to London King's Cross (under 50 minutes) and Cambridge (approx. 20 minutes).

Images may differ from advertised plot.

- Energy efficient features such as PV panels, Waste Water Heat Recovery System and EV charging point to maximise sustainability and lower energy costs
- Designer soft-close kitchens with integrated appliances and complimentary Quartz worktops
- Double garage
- Close proximity to Ashwell & Morden Station providing frequent services into London (Kings Cross) in under 50 minutes and Cambridge approx. 20 minutes
- Located close to a number of highly-regarded schooling options – Easy access to major road connections such as A505, A1 and A10
- NHBC New Home Warranty for complete peace of mind









#### GROUND FLOOR

Living Room	5525 (+bay) x 3950 (max)	18' 2" (+bay) x 13' 0" (max)
Study	3775 x 2925	12' 5" x 9' 7"
Kitchen Area	3900 x 3500	12' 10" x 11' 6"
Dining Area	4900 x 3400	16' 1" x 11' 2"
Family Area	3550 x 3450	11' 8" x 11' 4"
Utility	2775 x 2050	9' 1" x 6' 9"



#### FIRST FLOOR

Bedroom 1	4375 x 3825	14' 4" x 12' 7"
Bedroom 2	3825 x 3500	12' 7" x 11' 6"
Bedroom 3	3700 x 3500	12' 2" x 11' 6"
Bedroom 4	3500 (min) x 3225	11' 6" (min) x 10' 7"
Bedroom 5	2900 x 2350	9' 6" x 7' 9"

\* NOTE : Side kitchen window and second living window to plot 8 only.

NOTE : Plots 2 & 8 are handed versions of the above, exact garage position and solar panel locations may also differ.

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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