



Meadow View, Scarp Close

Plot 2, Ashwell Street, Ashwell, Baldock,
Hertfordshire, SG7 5FP

£1,325,000

country
properties

Country Properties are privileged to offer to the market this stunning, newly constructed 3/4 bedroom detached executive home set in a plot of approx. 2/3rds of an acre with stunning views over open countryside and Ashwell village. This wonderful property offers a wealth of contemporary design features, particularly high specification finish throughout and light, spacious & versatile accommodation in the region of 2000 sq ft. Externally the property offers a large side & rear garden with private roof terrace benefitting from beautiful village views, sunken patio seating area and a further timber decked seating area to the rear, electric gates from the large driveway and EV charging. This fantastic family home really has the 'wow' factor and must be viewed in person to be fully appreciated!

- 3 Double bedrooms – 2 en-suite's and dressing room to master
- Stunning views over Ashwell village and open countryside
- Large electric gated driveway with parking for multiple vehicles and EV charging port
- Underfloor heating throughout via environmentally friendly Air Source Heat Pump
- Planning permission for a double garage
- Study space / bedroom 4
- Approx 2/3rd of an acre plot
- High Specification Zola Kitchen with stainless steel Neff electric fan oven, Neff combi, Neff warming draw, Neff induction hob & extractor hood
- 10 Year Build Zone warranty



Country Properties are privileged to offer to the market this stunning, newly constructed 3/4 bedroom detached executive home set in a plot of approx. 2/3rds of an acre with stunning views over open countryside and Ashwell village. This wonderful property offers a wealth of contemporary design features, particularly high specification finish throughout and light, spacious & versatile accommodation in the region of 2000 sq ft. Externally the property offers a large side & rear garden with private roof terrace benefitting from beautiful village views, sunken patio seating area and a further timber decked seating area to the rear, electric gates from the large driveway and EV charging. This fantastic family home really has the 'wow' factor and must be viewed in person to be fully appreciated!

Accommodation & Specification

Kitchen/Diner

19' 3" x 17' 7" (5.87m x 5.36m)

- Fitted designer handleless Zola kitchen in Soft-Matte Light Grey and Graphite with Aluminium trim
- Soft close kitchen cupboard doors and draws
- LED energy efficient ceiling down lighters
- LED under wall kitchen unit lighting and kick board lighting on separate switch
- Carrea Misterio 20mm Quartz worksurfaces and upstand
- Integrated appliances: Quooker hot tap, fridge/freezer, dishwasher, washer dryer and wine cooler (all energy A rated)
- Built in stainless steel Neff electric fan oven, Neff Combi and Neff warming draw with Neff induction hob and extractor hood
- Designer Porcelanosa 1200 x 1200 tiled flooring
- Glass sliding doors to living room
- Door to external roof terrace
- 'Secret' kitchen utility room
- Vaulted ceiling

Lounge

17' 7" x 16' 7" (5.36m x 5.05m)

- Full height glazing to side overlooking garden
- Designer Porcelanosa 1200 x 1200 tiled flooring
- Double French doors with full height glazing leading to decking to rear
- Vaulted ceiling

Study/Bedroom Four

8' 0" x 7' 10" (2.44m x 2.39m)

- Underfloor heating
- Door to sunken patio courtyard

Principal Bedroom

15' 1" x 10' 10" (4.60m x 3.30m)

- Carpet flooring
- Underfloor heating
- En-suite bathroom
- Dressing room
- Door to sunken patio courtyard

Bedroom Two

12' 11" x 9' 6" (3.94m x 2.90m)

- Carpet flooring
- Under floor heating
- En-suite
- Door to sunken patio courtyard

Bedroom Three

12' 11" x 9' 6" (3.94m x 2.90m)

- Carpet flooring
- Under floor heating
- En-suite
- Door to sunken patio courtyard



Bathroom, Cloakroom & En-suite Specifications

- White sanitary ware
- Chrome taps
- Bath & separate shower cubicle with rain dancer shower head
- Mirror light with shaver socket
- Fully tiled wall
- Chrome heated towel rail
- LED ceiling down lighters
- Porcelanosa tiles floors
- En-suite to Principal bedroom with integrated bath

External

- Side and rear gardens approx. 2/3rds of an acre in size
- Attractive paved paths and sunken courtyard patio
- Patio roof terrace from kitchen
- Timber decked area at rear of lounge
- External lighting to front entrance and patio
- Private gravel driveway providing off road parking for various vehicles enclosed via electronic gate
- EV charging points
- Planning permission for double garage
- Stunning village views

Overage

There will be an overage provision in the contract for this property which will require the purchaser to pay 50% of the uplift in value which arises as a consequence of any future development.

About The Developer

Morhikor Developments Ltd (MDL) are a small bespoke developer who have been operating in the local area for the past 10 years. MDL focus on small scale developments of no more than 5 individual houses or less at any one time which allows for a focus on quality of finish, specification and detailing in all properties they build. Each of the specialist trades that work for MDL do so on a repeat basis bringing a consistency to the high quality of finish on all developments undertaken.





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.

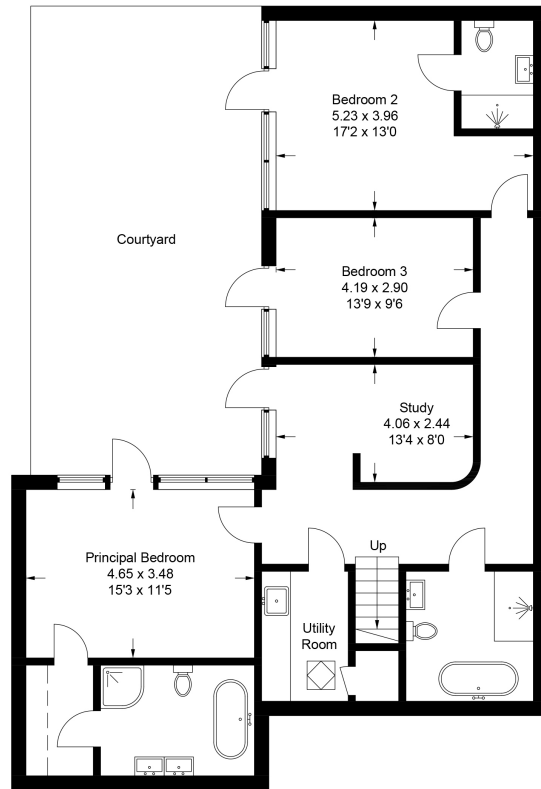




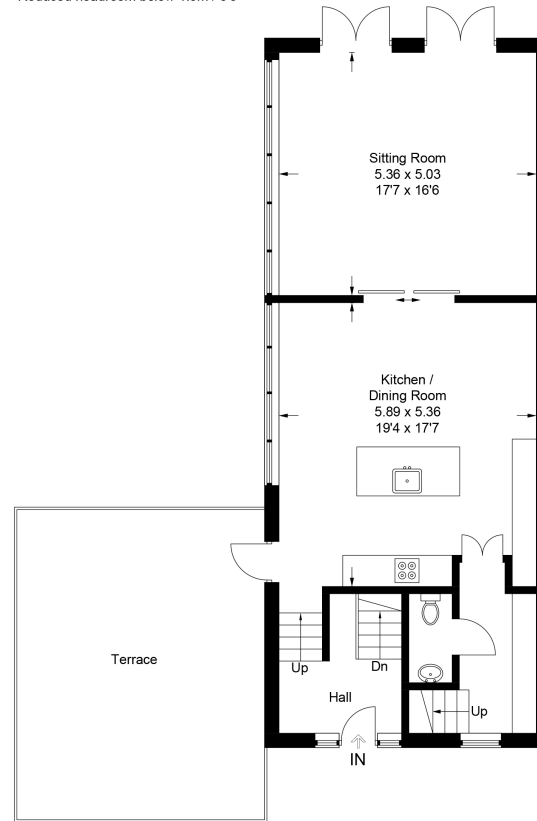
Approximate Gross Internal Area
 Lower Ground Floor = 106.5 sq m / 1,146 sq ft
 Ground Floor = 76.4 sq m / 822 sq ft
 First Floor = 11.0 sq m / 118 sq ft
 Total = 193.9 sq m / 2,086 sq ft



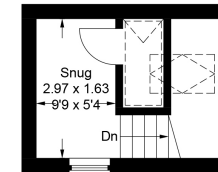
 = Reduced headroom below 1.5m / 5'0"



Lower Ground Floor



Ground Floor



First Floor

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.
 © CJ Property Marketing Ltd Produced for Country Properties

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

Country Properties | 39, High Street | SG7 6BG

T: 01462 895061 | E: baldock@country-properties.co.uk

www.country-properties.co.uk

country
properties