



# The Gables, Scarp Close

Plot 1, Ashwell Street, Ashwell,  
Hertfordshire, SG7 5QR  
Freehold £1,195,000

country  
properties

Country Properties are delighted to offer to the market this stunning, newly constructed 4 bedroom detached executive home located in the heart of Ashwell. With contemporary design features, particularly high specification finish throughout and light, spacious & versatile accommodation in the region of 2000 sq ft. Externally the property offers attractive front & rear gardens with private courtyard style seating areas, electric gates from the large multi-vehicle driveway and EV charging. This fantastic family home really has the 'wow' factor and must be viewed in person to be fully appreciated!

- 4 Double bedrooms - 2 en-suite's & dressing room to master
- High specification Zola Kitchen with stainless steel Neff electric fan oven, Neff combi, Neff warming draw, Neff induction hob & extractor hood
- Designer Porcelanosa tiled flooring and carpets throughout
- Electric gated driveway with EV charging points
- Council Tax Band H
- Stunning, bespoke finish throughout
- Underfloor heating throughout via environmentally friendly Air Source Heat Pump
- Porcelanosa bathrooms
- 10 Year Build Zone warranty
- EPC Rating B



Country Properties are delighted to offer to the market this stunning, newly constructed 4 bedroom detached executive home located in the heart of Ashwell. With contemporary design features, particularly high specification finish throughout and light, spacious & versatile accommodation in the region of 2000 sq ft. Externally the property offers attractive front & rear gardens with private courtyard style seating areas, electric gates from the large multi-vehicle 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

27' 0" x 17' 9" (8.23m x 5.41m)

- 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

### Lounge

16' 10" x 15' 6" (5.13m x 4.72m)

- Sky lanterns
- Designer Porcelanosa 1200 x 1200 tiled flooring
- Large Bi-fold doors to large patio seating area
- Loft hatch with pull down stairs to fully boarded loft space

### Study

13' 1" x 7' 3" (3.99m x 2.21m)

- Underfloor heating
- Window to patio

### Principal Bedroom

15' 1" x 10' 6" (4.60m x 3.20m)

- Carpet flooring
- Underfloor heating
- En-suite bathroom
- Dressing room
- External door to rear patio

### Bedroom Two

15' 1" x 11' 3" (4.60m x 3.43m)

- Carpet flooring
- Under floor heating
- Window to rear
- Velux style window to rear
- En-suite

### Bedroom Three

15' 1" x 10' 6" (4.60m x 3.20m)

- Carpet flooring
- Under floor heating
- Window to rear
- Velux style window to rear

### Bedroom Four

15' 1" x 11' 3" (4.60m x 3.43m)

- Carpet flooring
- Under floor heating
- External door to rear patio



## 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

- Front and rear garden graded & turfed
- Attractive paved paths and courtyard patio areas
- External lighting to front entrance and rear patio
- Private gravel driveway providing off road parking for various vehicles enclosed via electronic gate
- EV charging points

## About the Developer

Morhacor 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

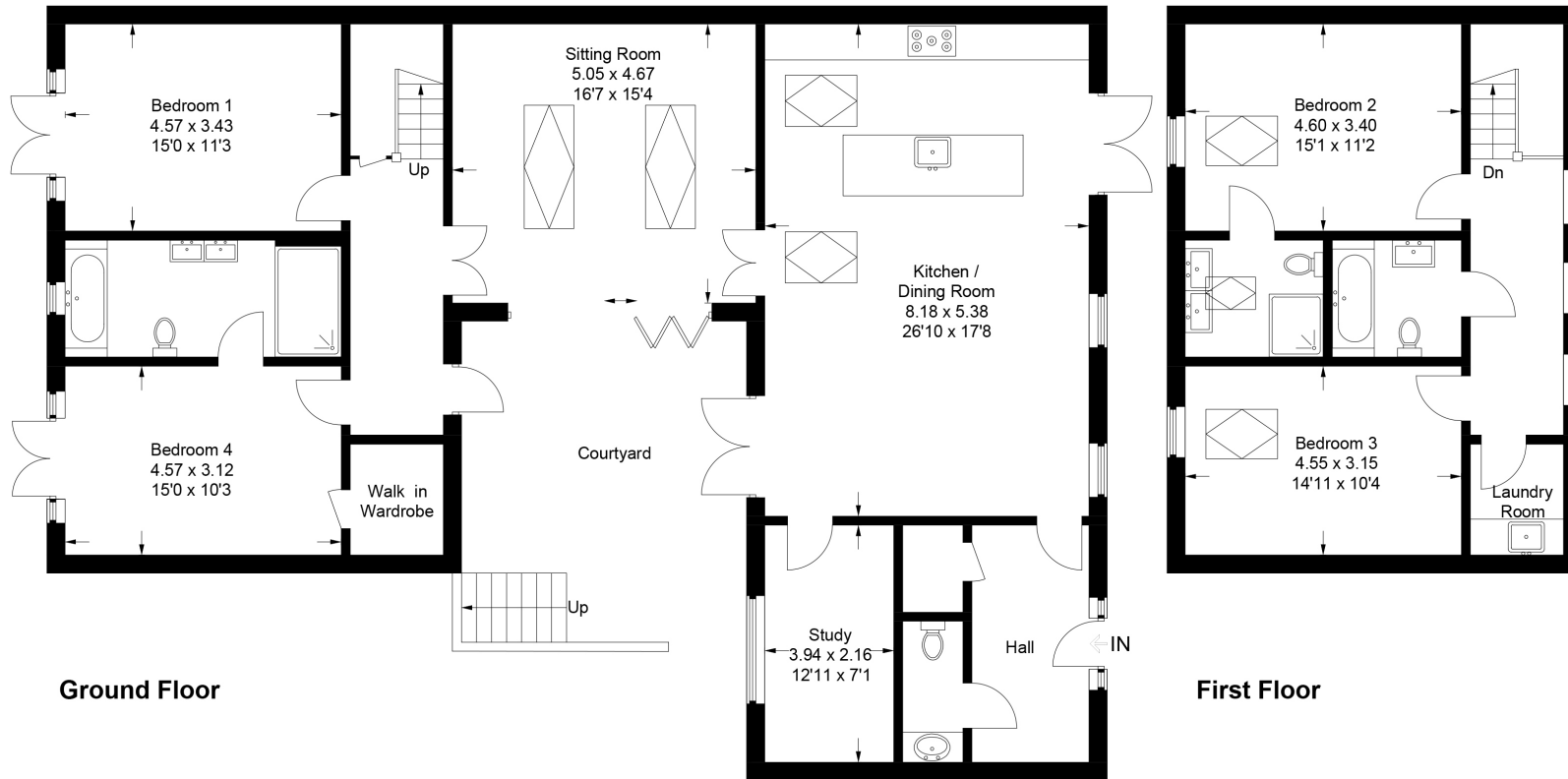
Ashwell is a highly regarded picturesque village set amidst rolling Hertfordshire countryside. The village is steeped in history with many delightful character properties and the historic St Mary's church in the heart of the village. The village boasts a number of excellent facilities including a renowned 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.



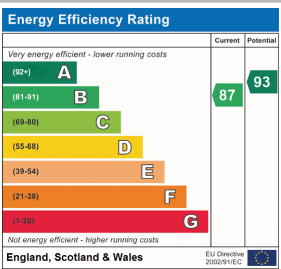




Approximate Gross Internal Area  
 Ground Floor = 148.7 sq m / 1,600 sq ft  
 First Floor = 55.7 sq m / 599 sq ft  
 Total = 204.4 sq m / 2,199 sq ft



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.  
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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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