



# Ashwell Road

Newnham, Baldock,  
Hertfordshire, SG7 5JY

**Freehold - Guide Price £549,950**

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A beautifully presented, bright and spacious 3 double bedroom end terrace home overlooking an idyllic village green! Located on The Green, Newnham, the property has been modernised throughout by the current owners and would suit a wide variety of buyers due to its versatile accommodation and generous plot. On the ground floor the home offers a lounge, separate dining room, high spec kitchen and a large utility/shower room. On the first floor are 3 double bedrooms and family bathroom. Externally the home offers a large gravel driveway to the front providing parking for multiple vehicles, the front garden is laid to lawn then extends to the side with a patio & decked seating area at the rear, summerhouse, timber storage shed and brick built shed currently used as a pottery studio. A wonderful family home that must be viewed in person to appreciate the space, setting and lifestyle on offer!

- Beautifully presented throughout
- Three true double bedrooms
- Downstairs shower room / utility and upstairs bathroom
- Off road parking for multiple vehicles
- Summer house & brick built outbuilding with light & power
- Wonderful village setting overlooking green
- EPC – TBC – Council Tax band: D

## Accommodation

### Entrance Hall

Radiator, stairs to first floor. Doors to:

### Dining Room

12' 0" x 9' 10" (3.66m x 3.00m) – Window to front aspect, radiator.

### Lounge

14' 9" x 10' 9" (4.50m x 3.28m) – Window to front aspect, radiator, wood burning stove, French doors to external decked seating area.

### Kitchen

12' 7" x 8' 5" (3.84m x 2.57m) Window to side aspect and a window to rear aspect. A range of wall mounted and base level units with work surface over and inset sink with drainer. Integral dishwasher, double oven/grill, gas hob with extractor hood, fridge & freezer, external door to rear. Door to:

### Utility/Shower Room

Two windows, one to rear aspect and one to side aspect. Heated towel radiator, WC, shower cubicle, wall mounted and base level units with work surface over, sink, space for washing machine and a wall mounted combi boiler.





## First Floor

### Landing

Loft hatch and storage cupboard.  
Doors to:

#### Bedroom One

9' 2" x 10' 8" (2.79m x 3.25m) –  
Window to front aspect, radiator,  
built in wardrobes.

#### Bedroom Two

10' 8" x 9' 9" (3.25m x 2.97m) –  
Window to front aspect, radiator,  
built in wardrobes.

#### Bedroom Three

10' 8" x 8' 5" (3.25m x 2.57m) –  
Window to side aspect, radiator,  
large walk in cupboard.

### Bathroom

Velux window to rear, heated  
towel radiator, wash hand basin,  
bath with shower attachment.

## External

### Front

Large private parking area laid to  
gravel, providing parking for  
multiple vehicles. This leads to the  
front garden which is laid to lawn  
& fruit trees.

### Side/Rear

Side garden laid to lawn leading  
to patio & decked seating area at  
rear with timber summer house,  
storage shed & small brick built  
outbuilding with light & power  
currently used as a pottery studio.

### Newnham

Newnham is a small hamlet close  
to the village of Ashwell and 2  
miles from Baldock with all  
facilities and mainline station for  
London Kings Cross & Cambridge  
and a similar distance to the  
A1(m).









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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