



5, West End

Ashwell,
Hertfordshire, SG7 5PH
£395,000

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properties

A wonderfully characterful 2/3 bedroom thatched cottage dating to the mid 1700's located in central Ashwell. This delightful home has an abundance of character features and period charm throughout such as exposed beams, quarry tile floors and an inglenook fireplace. There are two reception rooms on the ground floor, two double bedrooms, bathroom, and a study/bedroom 3 of off the bright and airy mezzanine landing on the first floor overlooking the entrance hall. To the rear of the property is a lovely country style kitchen overlooking the beautifully presented cottage garden laid predominantly to flagstone patio with established flower beds, borders and seating areas.

- Charming Period Cottage
- Grade 2 Listed
- Character Features Throughout!
- Thatch Ridge Recently Replaced
- Two Double Bedrooms
- Beautiful Garden

Entrance Hall

Radiator, stairs to first floor, doors to kitchen and dining room:

Dining Room

6' 9" x 11' 11" (2.06m x 3.63m) Sash window to front, radiator, storage cupboard, opening to:

Lounge

14' 5" x 11' 11" (4.39m x 3.63m) Sash window to front and window to rear, radiator, storage cupboard, Inglenook fireplace housing electric feature fire.

Kitchen

12' 1" x 9' 0" (3.68m x 2.74m) Range of wall mounted and base level units with work surface over and inset sink with drainer, integral oven and grill with gas hob and extractor hood over. Space for washing machine, dish washer and fridge/freezer, cupboard housing wall mounted boiler, door to rear garden.

First Floor:

Landing

Mezzanine landing overlooking the entrance hall, doors to:

Bedroom One

13' 7" x 12' 4" (4.14m x 3.76m) Window to front, window to rear and radiator.

Bedroom Two

10' 0" x 9' 5" (3.05m x 2.87m) Window to front, stain glass window to side aspect, radiator, built in storage



Bedroom Three \ Study

5' 7" x 8' 0" (1.70m x 2.44m) Window to side aspect, Radiator.

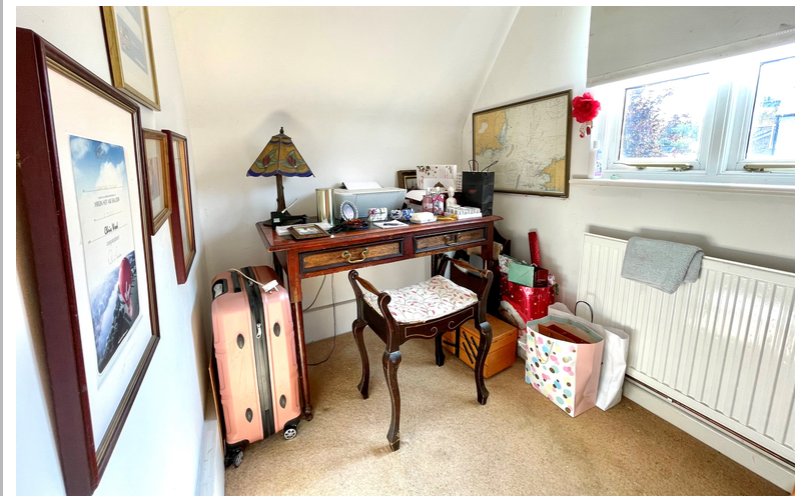
Bathroom

WC, wash hand basin, heated towel rail, freestanding roll top bath with shower over.

External

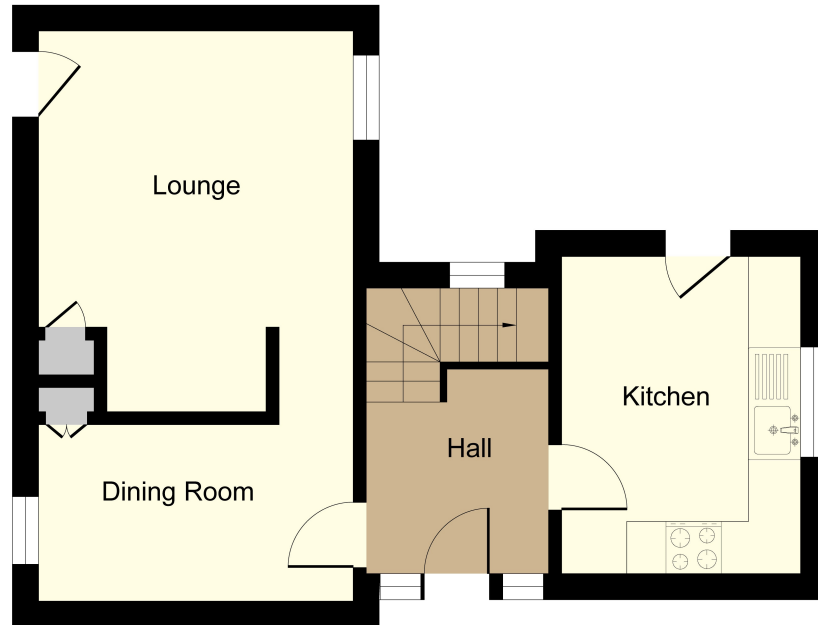
Patio area to side leading to seating area at head of attractive South Easterly facing landscaped courtyard garden laid to flagstone with raised flowerbeds and borders and a further seating area at the rear. Timber storage shed, gated access to side leading to front.

Ashwell is a picturesque village with boutique shops, historic houses, churches, 3 pubs, tennis courts, cricket grounds and pavilion, as well as being surrounded by stunning countryside. Perfect for bike rides and long dog walks! Situated 4 miles east of Baldock and 5 miles west of Royston. Convenient for A1(M) and A505. Ashwell & Mordens railway station offers a direct service to London Kings Cross & Cambridge. Links and school buses run to Knights Templar and Bassingbourn Secondary schools. It is a short walk to Ashwell village primary school. With its abundance of clubs and social activities Ashwell has the perfect mix for families, commuters and retirees alike.

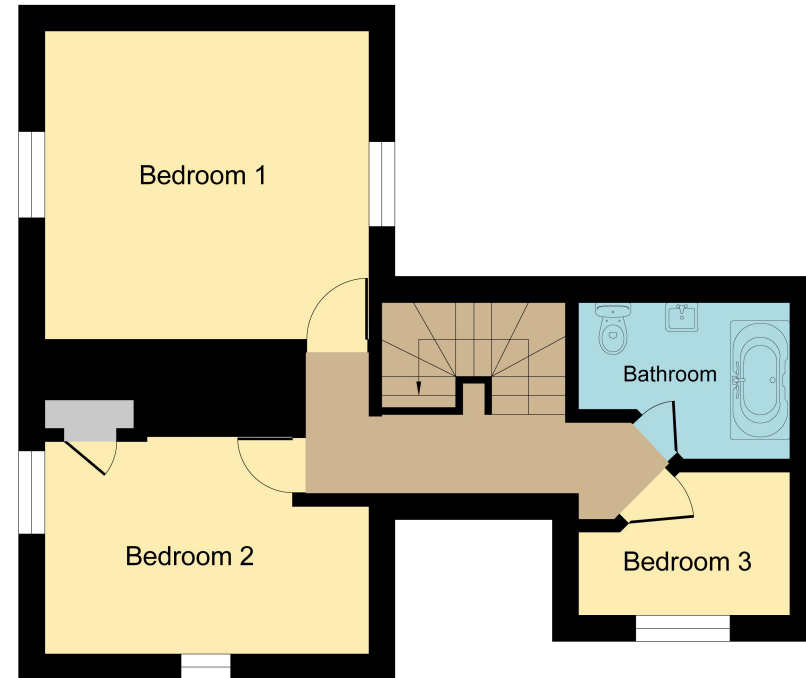




Ground Floor
Area: 41.7 m² ... 449 ft²



First Floor
Area: 40.4 m² ... 435 ft²



Total Area: 82.1 m² ... 884 ft²
All Measurements are approximate and for display purposes only

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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