



9, Springhead

Ashwell, Baldock,
Hertfordshire, SG7 5LL

Freehold - Guide Price £535,000

country
properties

A beautifully presented and unusually spacious 2 double bedroom character cottage in idyllic village location! Located on Springhead in central Ashwell and backing on to the stunning Ashwell Springs this fantastic home offers a contemporary yet characterful feel throughout with a good size lounge, kitchen/diner, utility/cloakroom and a bright, airy entrance hall on the ground floor with 2 large double bedrooms and family bathroom on the first. Externally this property is special, with a 2-3 car driveway at the side leading to gated access to the paved rear terrace with a Gazebo woodstore area at the head and a simply wonderful South Westerly facing rear garden measuring approx. 100ft x 35ft laid to lawn which backs directly on to the historic Ashwell Springs. With versatile outbuildings and scope for extension STPP this is a rare opportunity to acquire a true gem of this ever popular village.

- Beautifully presented character cottage
- 2 large double bedrooms
- Stunning 100ft rear garden backing on to Ashwell Springs
- Off road parking
- Scope for extension STTP
- Central village location
- Council Tax band D
- EPC rating C

Accommodation

Entrance Hallway

Stairs to first floor, door to WC/Utility, opening to lounge.

Utility/WC

8' 2" x 6' 3" (2.49m x 1.91m)

Window to the rear aspect, radiator, WC, wash hand basin, space for a washing machine and tumble dryer.

Lounge

13' 3" x 9' 9" (4.04m x 2.97m)

Radiator, window to the front aspect, window to the side aspect, fireplace with wood burner and quartz hearth, doorway to:

Kitchen

13' 7" x 11' 3" (4.14m x 3.43m)

Window to the side aspect, window to the rear aspect, radiator, range of wall mounted and base level units with quartz work surface over and inset butler sink with drainer, integral double oven/grill, gas hob and extractor over, fridge/freezer, dishwasher, central island and breakfast bar with storage units under and quartz work surface over, external door to rear terrace.

First Floor

Landing

Window to the front aspect, radiator, loft hatch x 2, doors to:



Bedroom One

13' 6" x 11' 4" (4.11m x 3.45m)

Radiator, window to the rear aspect,
window to the side aspect, loft hatch.

Bedroom Two

13' 4" max x 11' 4" max (4.06m x 3.45m)

Radiator, window to the side aspect,
window to the front aspect.

Bathroom

7' 1" x 6' 2" (2.16m x 1.88m)

Radiator, window to the rear aspect,
WC, wash hand basin, bath with shower
attachment and screen, built in storage
cupboard.

External

Rear Garden

Paved rear terrace with Gazebo wood
store leading to rear garden laid to
lawn measuring approx. 100ft x 35ft
backing on to Ashwell Springs. Timber
shed x 2.

Versatile Outbuilding

Insulated with light and power and
currently partitioned in to two 11ft x 9ft
spaces, one is an office / treatment
room, the other a workshop/store.

Front

Street facing frontage with wide
driveway for 2-3 cars at side and gated
access to rear.

Agent's Notes

Ashwell

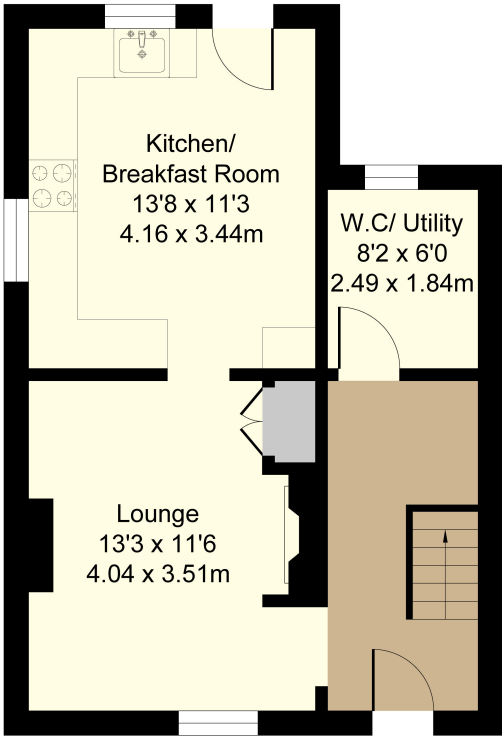
Ashwell is a highly regarded
picturesque village set amidst rolling
Hertfordshire countryside. The village is
steeped in history with many delightful
character properties and the historic St
Mary's church in the heart of the
village. The village boasts a number of
excellent facilities including a
renowned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



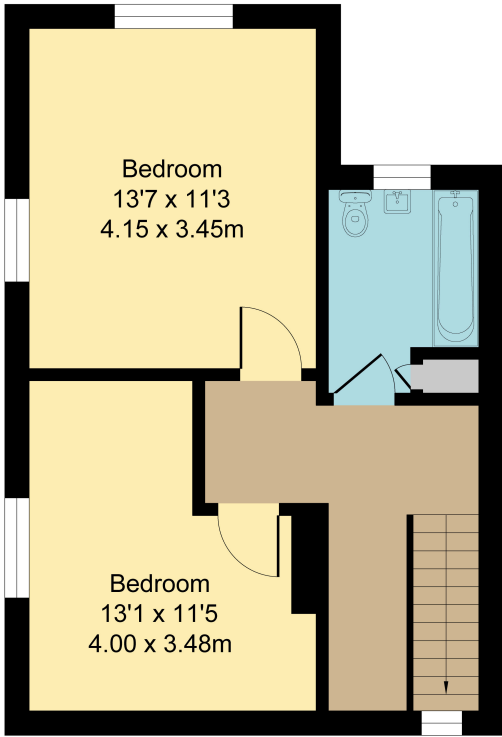


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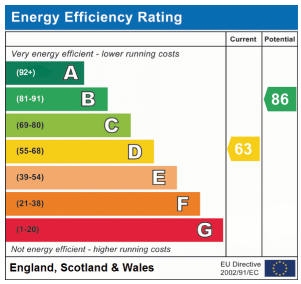
Ground Floor
Area: 40.0 m² ... 431 ft²



First Floor
Area: 39.6.0 m² ... 427 ft²



Total Area: 79.6 m² ... 858 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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