



6, John Sale Close

Ashwell, Baldock,
Hertfordshire, SG7 5TJ
£1,399,995

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Country properties are privileged to offer to the market a sensational, extended, 5 bedroom detached executive home located in John Sale Close, Ashwell. This beautifully presented family home offers particularly spacious accommodation with 3 large reception rooms on the ground floor and a simply stunning 38ft 'heart of the home' kitchen diner forming part of the ground floor extension, with under floor heating, a large island breakfast bar/work top, quartz surfaces and bi-folding doors out to the wonderful rear garden. On the first floor there are 5 generous double bedrooms, with en-suite & dressing area to master and 2 separate family shower rooms. Externally and to the rear, the property offers a raised composite decked seating/bbq/hot tub area leading to the approx. 60ft x 50ft rear garden laid to lawn overlooking a nature reserve and open farmland to the rear. Built approximately 20 years ago John Sale Close is a sought after private cul de sac of 9 similar properties within walking distance to the village centre and all village amenities. This high specification family home certainly has the 'wow' factor and must be viewed in person for the flow of the light, airy accommodation to be truly appreciated.

- Extended to provide a simply stunning 38ft x 22ft high spec, bespoke fitted kitchen diner, with bi-folding doors to rear garden
- 5 Double bedrooms with en-suite & dressing area to master
- Garage and off road parking
- Sought after private cul-de-sac
- 3 Further versatile ground floor reception rooms
- Lovely rear garden with open outlooks over nature reserve
- Beautifully present throughout
- Walking distance to village amenities



Accommodation

Entrance Hall

12' 6" x 14' 2" (3.81m x 4.32m)

Radiator, stairs to first floor, under stairs storage cupboard, doors to: home office, lounge, cloakroom, kitchen/diner.

Cloakroom

Window to front aspect, wash hand basin, WC, heated towel radiator.

Kitchen/Diner

38' 4" x 22' 5" (11.68m x 6.83m)

Underfloor heating, two windows to front aspect, lantern roof light, bi-folding doors to rear garden, range of wall mounted and base level units with quartz work surface over and inset sink with drainer and Quooker instant boiling water tap. Integral double oven/grill and microwave, wine cooler, dishwasher. Space for large American style fridge/freezer. Central island with breakfast bar, storage drawers and quartz work surface over with inset sink and mixer tap, integral induction hob and extractor. Doors to playroom, utility and opening to lounge with hidden pocket door.

Playroom

12' 0" x 11' 4" (3.66m x 3.45m)

Radiator, window to front aspect, built in storage units with shelving over.

Utility

12' 6" x 5' 9" (3.81m x 1.75m)

Window to side aspect, wall mounted and base level units with work surface over and inset sink with drainer, space for washing machine and tumble dryer, door to garage.

Lounge

22' 0" x 13' 1" (6.71m x 3.99m)

Two windows to the front aspect, two radiators, open fire with stone surround and tiled hearth.

Home Office

10' 5" x 9' 7" (3.17m x 2.92m)

Radiator, two windows to the front aspect.

First Floor

Landing

Loft hatch, radiator, doors to:



Master Bedroom

21' 6" x 11' 7" (6.55m x 3.53m)

Two radiators, window to front aspect, window to side aspect, built in wardrobes and dressing area, door to:

En-Suite

11' 6" x 7' 5" (3.51m x 2.26m)

Window to side aspect, two heated towel radiators, WC, wash hand basin and vanity unit, shower cubicle, free standing bath.

Bedroom Two

16' 1" x 13' 2" (4.90m x 4.01m)

Radiator, window to rear aspect, built in wardrobes.

Bedroom Three

16' 9" x 10' 8" (5.11m x 3.25m)

Radiator, window to rear aspect, built in wardrobes.

Bedroom Four

11' 5" x 12' 8" (3.48m x 3.86m)

Radiator, window to rear aspect.

Bedroom Five

10' 5" x 11' 5" (3.17m x 3.48m)

Window to front aspect, radiator.



Family Shower Room One

10' 4" x 5' 9" (3.15m x 1.75m)

Window to front aspect, wash hand basin, WC, heated towel radiator, double shower.

Family Shower Room Two

9' 6" x 5' 11" (2.90m x 1.80m)

Window to side aspect, wash hand basin, WC, heated towel radiator, double shower.

External

Rear of Property

Composite raised decking seating/bbq/hot tub area leading to rear garden laid to lawn approximately 60ft x 50ft overlooking nature reserve to the rear. Timber storage shed and pedestrian door at rear of garage to side and gated access to front on other side.

Front of Property

Two car driveway leading to attached single garage. Gated access at side to rear.

Garage

18' 3" x 9' 9" (5.56m x 2.97m)

Electric up and over door, wall mounted boiler, light and power, external pedestrian door at rear, internal door to utility.

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, butchers, villages store, chemist, dental surgery, doctors surgery and three popular public houses. The village primary school is 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 centre with services to London Kings Cross and Cambridge.



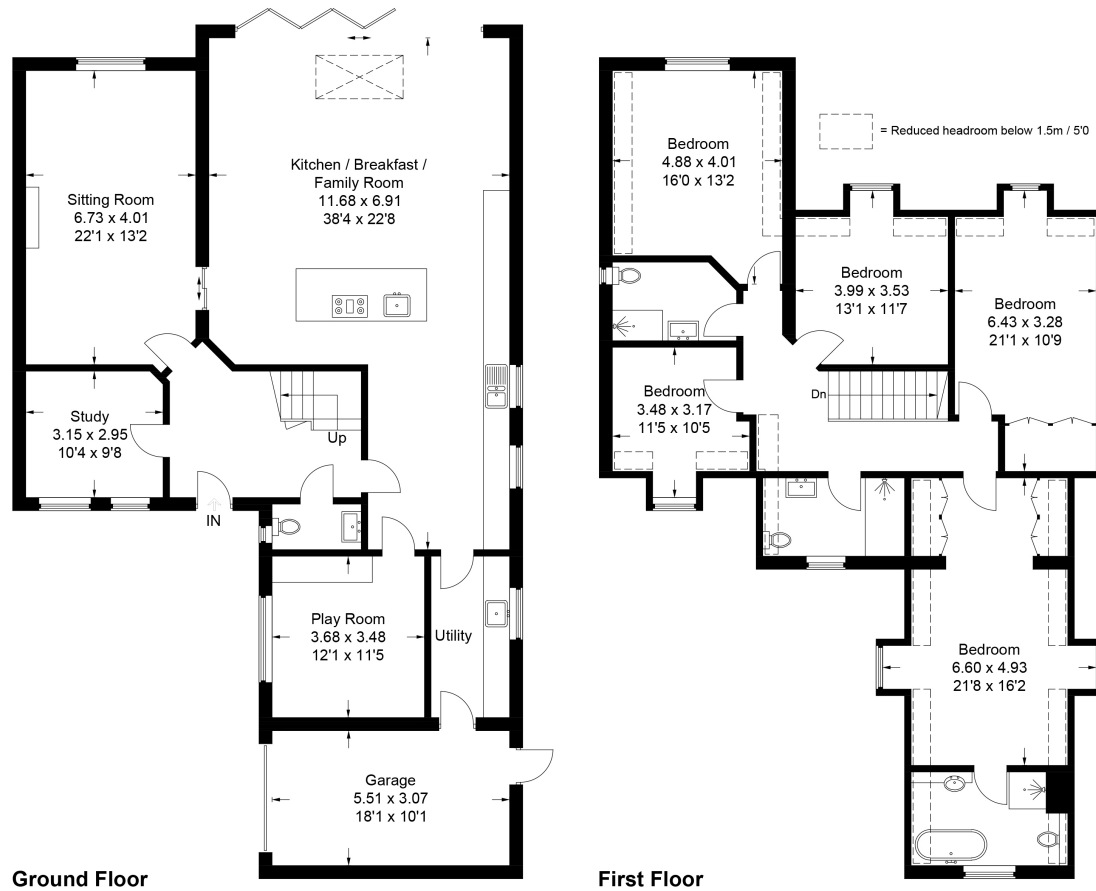


Approximate Gross Internal Area (Including Garage)

Ground Floor = 161.1 sq m / 1,734 sq ft

First Floor = 120.3 sq m / 1,295 sq ft

Total = 281.4 sq m / 3,029 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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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