



# 44, Station Road

Ashwell,  
Hertfordshire, SG7 5LS  
Guide Price £395,000

country  
properties



A delightful 2 bedroom semi-detached Victorian cottage with a private South Westerly facing rear garden. Situated just across from the cricket green, this charming cottage is full of light and benefits from characterful features such as the open fireplace in the lounge, multi-level flooring and painted wood panelling. The 2 good sized bedrooms have exposed timber flooring and attractive period style windows. Outside, the 80ft cottage garden has a choice of seating areas and is abundant with beds, borders, fruit trees, wildflowers and a pond. To the front of the property is a small, circular garden with roses and lavender dominating.

- Delightful character cottage
- 80 ft South Westerly facing rear garden
- Scope for further extension STPP
- 2 Good size bedrooms
- Bright and airy throughout
- Lovely village location





## Ground Floor

Front door to:

### Lounge

10' 8" x 11' 9" (3.25m x 3.58m)  
Radiator, dual aspect with sash window to front and window to side x 2, open fire, opening to:

### Dining Room

10' 8" x 7' 10" (3.25m x 2.39m)  
Radiator, window to side aspect, doorway to:

### Kitchen

12' 2" x 6' 2" (3.71m x 1.88m)  
Window to rear aspect, range of wall and base level units with work surface over and inset sink with drainer, integral oven with gas hob and extractor over, space for washing machine and fridge freezer, wall mounted boiler, doorway to:

## Inner Lobby Area

Stairs to first floor, external door to side, door to:

### Bathroom

Frosted window to rear aspect, W.C, wash hand basin, bath with shower over.

## First Floor

### Landing

Window to side aspect, doors to:

### Bedroom One

10' 8" x 10' 9" (3.25m x 3.28m)  
Radiator, sash window to front aspect, built-in wardrobes, loft hatch.

### Bedroom Two

7' 9" x 7' 10" (2.36m x 2.39m)  
Window to rear aspect, radiator, airing cupboard housing water tank.





## External

### Front

Attractive front garden laid to lawn with flowerbeds, gated side access to rear.

### Rear

Approx. 80ft South Westerly rear garden laid to lawn with mature beds and borders, pond, timber storage shed, gated access to front at side.





## A bit about Ashwell:

Ashwell is a picturesque village with boutique shops, historic houses, churches, 3 Public Houses, 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, and convenient for A1(M) and A505. Ashwell & Morden's station offers service to Kings Cross and Cambridge. Links and school buses 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, it has the perfect mix for families, commuters and downsizers alike.









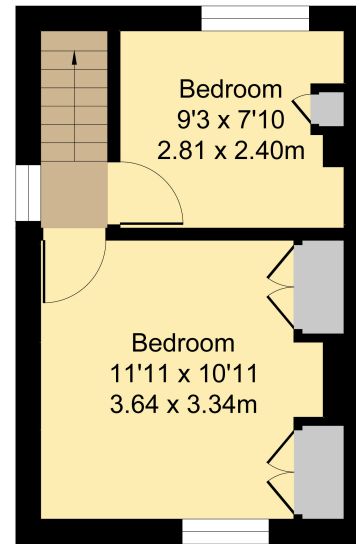
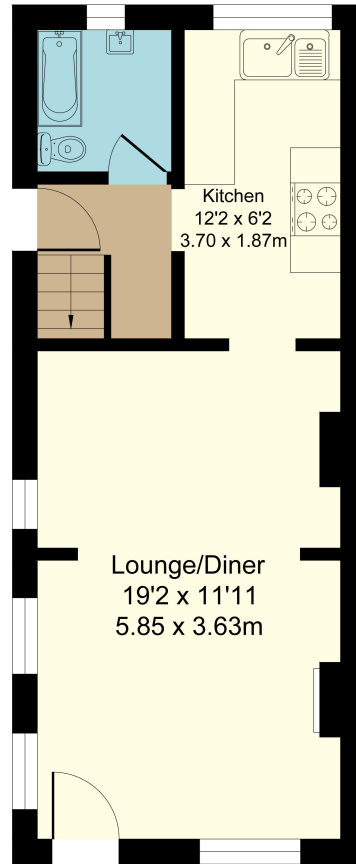
# 44 station road, Ashwell

## Ground Floor

Area: 33.7 m<sup>2</sup> ... 363 ft<sup>2</sup>

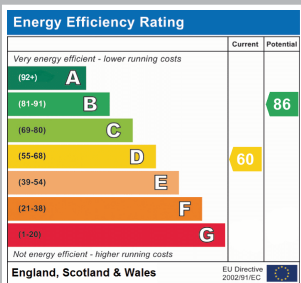
## First Floor

Area: 21.4 m<sup>2</sup> ... 231 ft<sup>2</sup>



Total Area: 55.1 m<sup>2</sup> ... 594 ft<sup>2</sup>

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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