



10 Ashwell Road  
Bygrave | Baldock | Hertfordshire | SG7 5DT

FINE & COUNTRY

10 ASHWELL ROAD

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### Step inside

This charming family home offers an immediate feeling of space as you enter the property through the porch and into the entrance hallway. To the left of the hallway there is a downstairs cloak/utility room, a large kitchen - with ample worksurfaces and fitted appliances, accompanied by an open plan breakfast room with stable door leading to the garden. To the right of the hallway is the large main living room, with double doors leading into the kitchen/breakfast room and open plan through into the dining area, great for entertaining with glorious views of the garden. Furthermore, also off the dining area, is a play room, leading to a study which has access to the garage. The downstairs also benefits from a 4th Bedroom with a further shower room.



Upstairs off the landing leads to firstly, the family bathroom, which comprises of a shower cubicle, bath, wash hand basin and toilet. The Master bedroom is of a generous size, and features built in wardrobes, and a large window overlooking the garden. The master also benefits from an en-suite with a shower cubicle, wash hand basin, toilet, and a large storage cupboard. The second bedroom is larger than the master, facing to the rear of the property with fantastic views over the garden. The third bedroom is to the front of the property with stunning views over the countryside.





# Seller Insight

“ This was the only property that I looked at as I fell in love with it straight away. It’s spacious and full of character with beautiful countryside views to the front and a large 1/3 of an acre garden to the rear and I knew it would be wonderful for day-to-day family life and entertaining,” says the owner.

“The location is perfect too. We’re in the middle of the countryside and enjoy all that a rural lifestyle has to offer but we’re also well placed for local amenities and transport links. It’s just a short walk or bike ride into Ashwell where we can enjoy a meal and drinks in one of the three country pubs, whilst Baldock is a charming little town in the opposite direction which has a good range of shops and restaurants. The train station offers straightforward access to central London and beyond to Gatwick which has made commuting very easy. It’s so nice to come home to peace and quiet after the hustle and bustle of the city.”

“Our fully enclosed garden is divided into two sections by hedging. The formal garden space includes a lawn area and a large patio where we enjoy entertaining and BBQs, whilst the other half is dedicated to keeping our chickens and guinea pigs, as well as providing space for play equipment and a trampoline. A door at the bottom of the garden opens out to common land which has a set of goalposts and space for children to kick a football around, and from there, we have direct access to a footpath leading out into fields and countryside where we can walk with our dogs for hours.”

“The property lends itself well to entertaining. We had a big BBQ in the garden last year and we always tend to host family gatherings as there’s plenty of space for us all to be together. The kitchen / breakfast room is where we tend to spend most time as one of us can enjoy a cup of tea on the sofa whilst the other one cooks and our children are playing at the table. The playroom / snug is another fantastic room as there’s plenty of space to store toys and it’s a nice room for the children to call their own.”\*

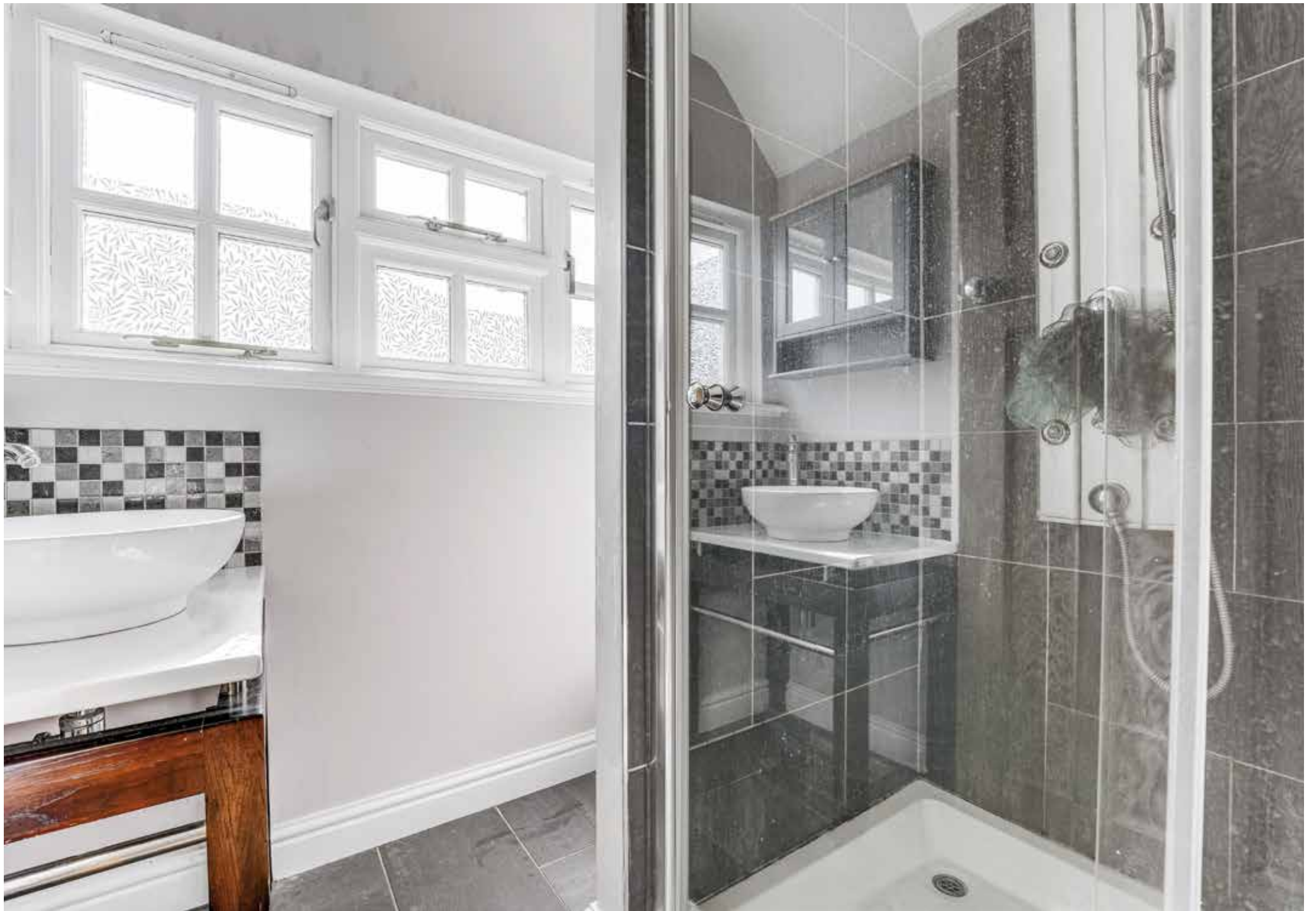
\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.



















### Step outside

The property has a large driveway, perfect for multiple vehicles and leads you onto the garage. The property is situated on a great sized plot, with a substantial garden - sectioned off into four parts. The first part, off the back of the reception room, is a patio area - perfect for al-fresco dining and entertaining friends and family, leading onto the second part, a lawned area. The third section is currently dedicated to chickens and family pets, with a summer house which is a great addition of storage. The final part of the garden is again mainly laid to lawn and includes multiple sheds it also has the added benefit of a wooden gate which leads you onto fields - almost forming an extension to your already approximate 250ft plus garden.

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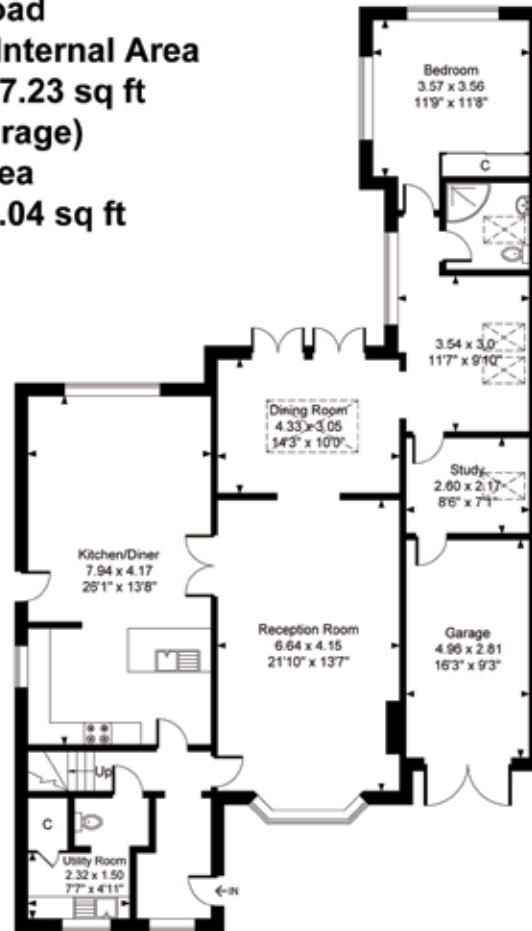
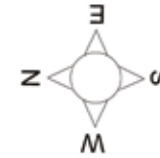




#### **About the area**

Ashwell Road is set within the picturesque village of Bygrave, its highly sought after location is ideally situated to gain access to the market town of Baldock, which has a mainline electrified rail link to both London and Cambridge. The property also falls within the highly sought after Knights Templar Secondary School catchment with access to Junction 10 of the A1(M) being within easy reach. A semi-rural positioning offers breath-taking countryside views being boasted throughout the village, in addition, various walking routes are easily accessible.

**Ashwell Road**  
**Approximate Gross Internal Area**  
**222.71 sq m / 2397.23 sq ft**  
**(Including Garage)**  
**Garage Area**  
**13.94 sq m / 150.04 sq ft**



Ground Floor



First Floor

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

Council Tax Band: G  
 Tenure: Freehold



Agents notes: All measurements are approximate 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 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. Printed





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