



Gardiners Lane

Ashwell,
Hertfordshire, SG7 5NZ
Offers In Excess Of £250,000

country
properties

Two bedroom Grade II listed character cottage with private roof garden and lovely views over Ashwell Church and Community Cottage garden. The property is located in this sort after village of Ashwell within a minute stroll of pubs, village store, bakers, butchers, doctors surgery and church. 5 minute drive of Ashwell/Mordens Station. The property is offered with no upward chain. EPC exempt. Perfectly positioned in the heart of Ashwell, this charming Grade II listed two-bedroom character cottage features a private rooftop garden with delightful views over Ashwell Church and the Community Cottage Garden. Nestled within this highly sought-after village, the property is just a minute's stroll from an array of local amenities including traditional pubs, a village store, bakery, butcher, doctor's surgery, and church. For commuters, Ashwell & Morden Station is only a five-minute drive away, providing direct connections to London and Cambridge.

The home is offered to the market with no upward chain and is EPC exempt due to its listed status.

Upon entry the living room exudes period charm, featuring a open fireplace with a tiled hearth, built-in storage cupboards on either side of the chimney breast, exposed ceiling beams, and an open staircase leading to the first floor. A front-facing window allows plenty of natural light, complemented by a radiator for added warmth.

The kitchen offers a practical and characterful space fitted with a range of base units topped with solid wood work surfaces and an inset single drainer sink with mixer tap. There is a wall-mounted gas central heating boiler and ample space for a washing machine, tumble dryer, dishwasher, fridge/freezer, and cooker. The room is finished with a tiled floor, radiator, and a side-aspect window.

First Floor Bedroom One features an over stair storage cupboard, exposed floorboards, radiator, and a front-facing window offering a pleasant outlook. Bedroom Two also enjoys exposed floorboards, a radiator, and a window to the front aspect, making it ideal as a guest room or home office. The bathroom includes a walk-in shower with glass screen, wash hand basin, WC, radiator, and modern ceramic tiling, with a rear-aspect window providing natural light.

Roof Garden is a standout feature of this home offering a private outdoor space with a tiled balcony area enclosed by fencing and enhanced with a wooden pergola. perfect for relaxing or enjoying some fresh air.

This delightful property blends historic character with modern convenience, offering a rare opportunity to own a charming period home in one of North Hertfordshire's most desirable villages. Early viewing is highly recommended to avoid disappointment.

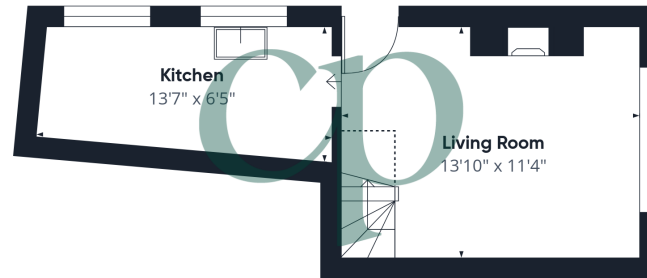
Ashwell is a highly regarded picturesque village set amidst rolling Hertfordshire countryside. The village is steeped in history with many delightful character properties and the historic St Mary's church in the heart of the village. The village boasts a number of excellent facilities including a renowned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

- Lounge with feature fireplace
- 13ft kitchen / diner
- 2 double bedrooms
- First floor shower / wet room
- Secluded balcony roof garden
- Grade 2 Listed Cottage In Village Location

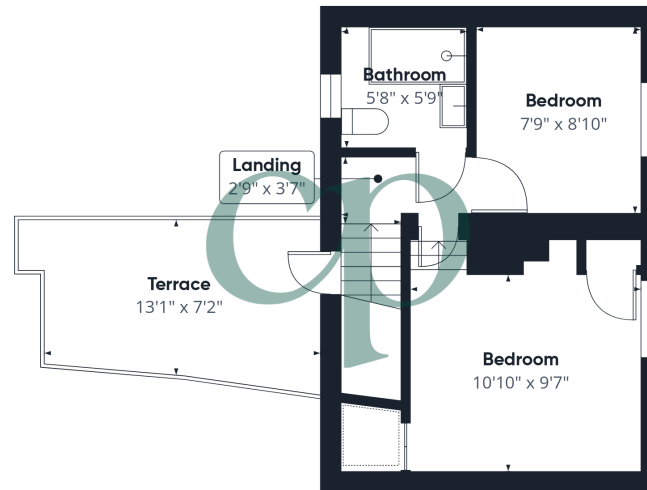








Floor 0



Floor 1

Approximate total area⁽¹⁾471 ft²**Balconies and terraces**99 ft²**Reduced headroom**15 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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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