



4, Swan Street

ASHWELL,  
Hertfordshire, SG7 5NX  
Freehold OIEO £700,000

country  
properties

This generous, light, and airy architect-designed house was designed to maximise the space and light of the site throughout. It provides outstanding accommodation both for quiet family evenings or larger gatherings of friends & family alike!

The property is finished to a very high specification including 4 double bedrooms all with en-suite bath or shower rooms, solid ash 'Junckers' or ceramic floors throughout, bespoke staircases, hand-finished hardwood skirting, doors and frames, free flowing open plan accommodation and excellent use of light and views throughout, particularly of Ashwell Church.

The modest street frontage, containing cues to the local architecture, leads through to a property of significant size at approx. 222 sq metres.

- Viewing Highly Recommended
- Generous Loft Space with potential to convert (STPP)
- quiet Location with fabulous views over the Church
- Double Car Port
- Gas Central Heating and Double Glazing
- Large Open Plan Kitchen/Dining/Family Room
- 4 Bedrooms all with En-Suites
- Private and secure Courtyard Garden
- No Upward Chain



## Ground Floor

### Entrance Hall

Radiator, stairs to first floor, coat & shoe storage cupboard, opening to inner lobby area, doors to:

### Cloakroom

Radiator, W.C, Wash hand basin, base level & wall mounted units with work surface over, space for washing machine, storage cupboard.

### Bedroom 1/Family Room

13' 7" x 14' 5" (4.14m x 4.39m)  
Radiator x 2, French doors to courtyard, door to:

### Wet Room

Tiled flooring, W.C. wash hand basin, shower, heated towel radiator.

### Inner Lobby

27' 0" x 9' 0" (8.23m x 2.74m)  
Multiple uPVC doors to courtyard, wall mounted electric heater, stairs to first floor lounge, opening to:

### Open Plan Kitchen/Dining Room

18' 0" x 19' 0" (max) (5.49m x 5.79m)  
Kitchen area: Window to rear aspect x 2, range of wall mounted & base level units with work surface over and inset sink with drainer, integral oven and grill, 5 ring induction range hob with extractor over, integral fridge/freezer and dishwasher, opening to:

### Dining Area

Window to rear aspect x 3, radiator, feature gas fire, 2 x French doors to courtyard.



## First Floor

### Landing

Radiator, window to rear and to side aspects, loft hatch, storage cupboard, opening to study space, doors to:

### Bedroom 2

13' 7" x 13' 0" (4.14m x 3.96m)

Radiator, window to rear aspect, double doors to:

### En-suite

Fully tiled, radiator, wash hand basin, bath, W.C, free standing shower cubicle.

### Bedroom 3

17' 0" x 10' 3" (max) (5.18m x 3.12m)

Radiator, window to front aspect x 2, door to:

### En-suite

Radiator, wash hand basin, free standing shower cubicle.



## Bedroom 4

17' 0" x 9' 0" (max) (5.18m x 2.74m)  
Radiator, window to front aspect,  
door to:

## En-suite

Radiator, wash hand basin, W.C,  
free standing shower cubicle.

## External

### Front

Car port parking providing off  
road parking for 2-3 cars, 3 x  
large lockable storage  
cupboards.

### Central Courtyard

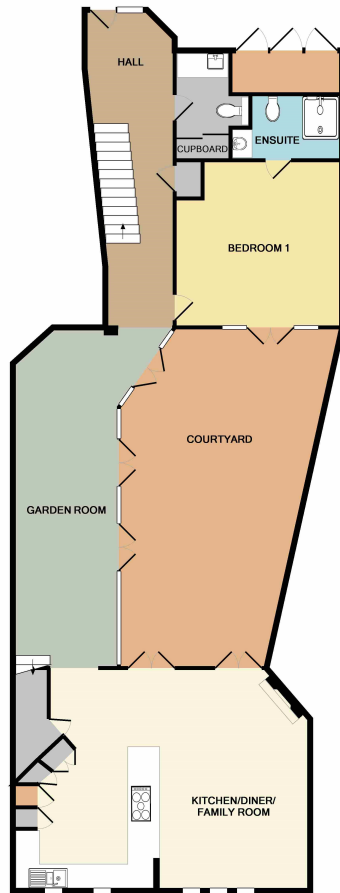
Laid to patio with raised beds and  
borders, integral brick barbecue,  
accessed by all ground floor  
rooms.

## A bit about Ashwell

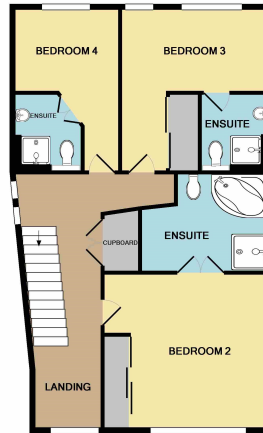
Ashwell is a highly regarded  
picturesque village set amidst  
rolling Hertfordshire countryside.  
The village is steeped in history  
with many delightful character  
properties and the historic St  
Mary's church in the heart of the  
village. The village boasts a  
number of excellent facilities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



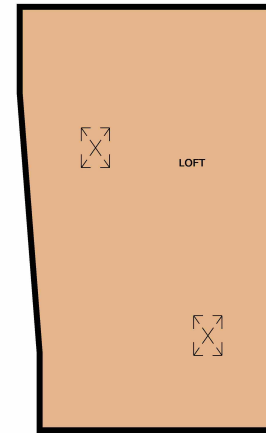




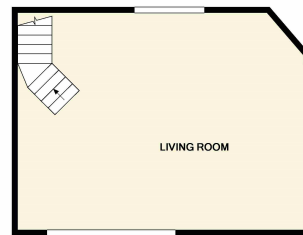
GROUND FLOOR  
APPROX. FLOOR  
AREA 1820 SQ.FT.  
(147.9 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 1152 SQ.FT.  
(107.1 SQ.M.)

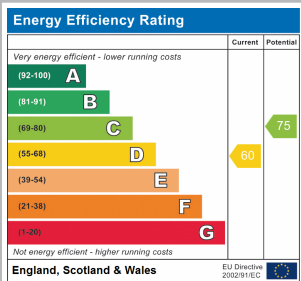


LOFT  
APPROX. FLOOR  
AREA 712 SQ.FT.  
(66.1 SQ.M.)



TOTAL APPROX. FLOOR AREA 3457 SQ.FT. (321.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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

Country Properties | 39, High Street | SG7 6BG

T: 01462 895061 | E: [baldock@country-properties.co.uk](mailto:baldock@country-properties.co.uk)

[www.country-properties.co.uk](http://www.country-properties.co.uk)

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