



5, John Sale Close

Ashwell, Baldock,
Hertfordshire, SG7 5TJ
£1,350,000

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Country Properties are delighted to offer to the market this stunning example of a 5 bedroom detached executive home located in John Sale Close, Ashwell. This beautifully presented family home offers particularly spacious accommodation with 4 large reception rooms on the ground floor, 5 double bedrooms on the first, 2 with en-suite and an approx. 70ft x 70ft rear garden 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. Offered to the market in an immaculate 'show home' condition this fabulous property is sure to impress!

- 5 Double bedrooms
- 4 Reception rooms
- Garage and off road parking
- Stunning presentation throughout
- Fantastic 21ft kitchen overlooking rear garden
- High quality fixtures and fittings throughout



Accommodation

Entrance Hall

11' 7" x 18' 7" max (3.53m x 5.66m)

Radiator, stairs to first floor, under stairs storage, solid French oak flooring, door to cloakroom, study, kitchen, double doors to dining room, double doors to lounge.

Lounge

23' 6" x 12' 8" (7.16m x 3.86m)

Window to the front aspect, two radiators, two glazed double doors to rear terrace, open fireplace, solid French oak flooring.

Dining Room

14' 2" x 11' 4" (4.32m x 3.45m)

Glazed double doors to rear terrace, radiator, solid French oak flooring.

Study

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

Window to the front aspect, radiator, built in shelving, draws & computer desk, solid French oak flooring.

Kitchen

21' 0" x 14' 5" (6.40m x 4.39m)

Window to the rear aspect, two radiators, glazed double doors to rear terrace, range of bespoke hand made and painted wall mounted and base level units with quartz work surface over, inset double sink with drainer, central island also with quartz work surface over, sink with mixer tap & storage units under. Integral quality appliances including dishwasher, dual zone wine cooler and microwave. Space for large American style fridge/freezer & range style cooker. Door to utility room, double doors to Family room.

Family Room

18' 0" x 10' 4" (5.49m x 3.15m)

Window to the front aspect, radiator.

Utility

9' 7" x 7' 9" (2.92m x 2.36m)

Window to the side aspect, external door to rear terrace, internal door to garage, range of wall mounted and base level units with work surface over and inset sink with drainer. Space for washing machine & tumble dryer.



Cloakroom

Window to the front aspect, WC, wash hand basin, radiator.

First Floor

Landing

Radiator, loft hatch, airing cupboard, doors to:

Bedroom One

21' 4" max x 20' 3" (6.50m x 6.17m)

Windows to rear and front aspect, two radiators, loft hatch, door to:

En-suite

Window to front aspect, heated towel rail, shower cubicle, roll top bath, wash hand basin.

Bedroom Two

21' 0" x 13' 8" (6.40m x 4.17m)

Two windows to the front aspect, two radiators, door to:

En-suite

Window to the rear aspect, heated towel rail, wash hand basin, shower cubicle, marble flooring with under floor heating.

Bedroom Three

11' 4" x 11' 3" max (3.45m x 3.43m)

Window to the rear aspect, radiator.



Bedroom Four

9' 7" x 11' 0" (2.92m x 3.35m)
Window to the front aspect, radiator.

Bedroom Five

10' 6" x 10' 5" (3.20m x 3.17m)
Window to the rear aspect, radiator, built in wardrobes.

Family Bathroom

Velux window to the rear aspect, heated towel rail, WC, wash hand basin, roll top bath, shower cubicle, marble flooring with under floor heating.

External

Rear

Wrap around terrace leading to rear garden approx. 70ft x 70ft laid to lawn with established beds & borders overlooking nature reserve to the rear, gated access at side to front

Front

Driveway parking for 2-3 cars leading to single garage, gated access at side to rear.

Garage

18' 7" x 9' 9" (5.66m x 2.97m)
Electric up and over door, pedestrian door to side, 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, 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.



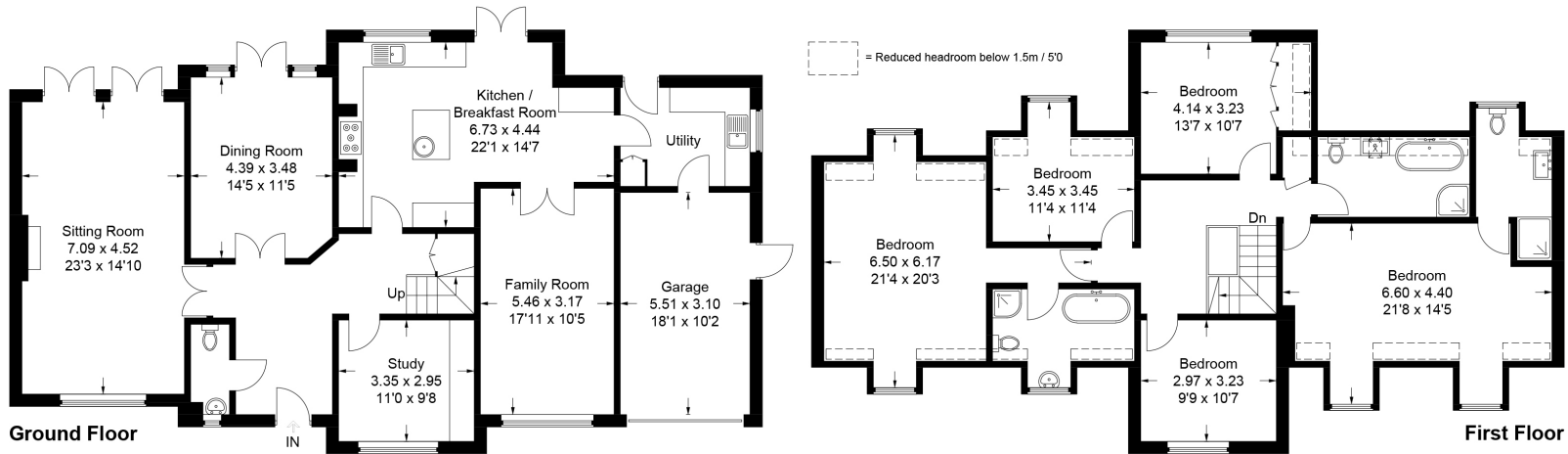


Approximate Gross Internal Area (Including Garage)

Ground Floor = 147.2 sq m / 1,584 sq ft

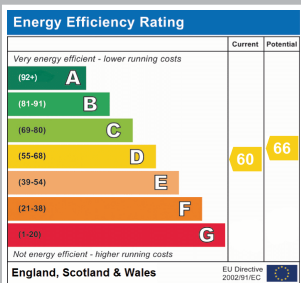
First Floor = 115.9 sq m / 1,247 sq ft

Total = 263.1 sq m / 2,831 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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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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