



18a, Newnham Way

Ashwell, Baldock,
Hertfordshire, SG7 5PN

Freehold - Guide Price £1,100,000

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Country Properties are proud to showcase this stunning, detached executive home in a delightful 'tucked away' setting in the ever popular village of Ashwell. Constructed by its current owners in 2018 and located off the main road down a long private driveway, Field House offers high specification, bright, spacious, open plan living with wonderful views over the open farmland to the front and side.

Presented beautifully throughout, the home offers 3/4 large double bedrooms, a mezzanine galleried landing overlooking the entrance hall, approx. 24ft x 23ft open plan living/dining/kitchen area, wine cooling room, utility/laundry room, 3 WC/Shower/Bathrooms, particularly large home office/bed 4, large double garage and a fantastic 360 degree wrap around garden. This fine home really must be viewed in person for the space and idyllic setting on offer to be truly appreciated!

- Detached, high specification executive home constructed in 2018
- Stunning views over open farmland
- En-suite and large dressing room to master
- Underfloor heating throughout
- Beautifully presented, light and spacious throughout
- 3/4 Double bedrooms
- Large home office or bedroom 4
- Council Tax band G & EPC rating B



Accommodation

Entrance Hallway

10' 3" x 16' 3" (3.12m x 4.95m)

Stairs to the first floor, doors to:

Wine Storage/Cool room

8' 8" x 5' 6" (2.64m x 1.68m)

Window to the rear aspect, a versatile space that could be utilised as a study.

Utility/Boot Room

10' 0" x 7' 3" (3.05m x 2.21m)

Range of wall mounted and base level units with quartz work surface over, inset sink with drainer, space for washing machine and tumble dryer, boiler cupboard housing boiler, mega flow tank and underfloor heating controls, external door to side.

Downstairs Shower Room

8' 4" x 5' 5" (2.54m x 1.65m)

Walk in coat and shoe storage area, door leading to shower room with wash hand basin, heated towel rail, WC, shower cubicle.

Home Office/Bedroom Four

15' 4" x 16' 9" (4.67m x 5.11m)

Window to the rear aspect, window to the front aspect, internal door to double garage.

Lounge/Kitchen/Diner

23' 5" x 23' 0" (7.14m x 7.01m)

Window to the side aspect, window to the rear aspect, French doors to front patio x 2, range of wall mounted and base level units with quartz work surface over and inset sink with drainer. Central island with storage units, quartz work surface and breakfast bar over, integral dishwasher, double oven/grill, induction hob with extractor over, fridge/freezer. Pantry cupboard, wood burner in lounge area.

First Floor

Landing

Loft hatch with ladder and light, window to the rear aspect, Velux window to the front aspect, mezzanine landing overlooking entrance hall, doors to:

Bedroom One

18' 4" x 12' 4" (5.59m x 3.76m)

Window to the front aspect, doors to:

Dressing Room

14' 0" x 4' 0" (4.27m x 1.22m)

Window to the side aspect, built in wardrobes.

En-suite

Window to the front aspect, WC, wash hand basin, heated towel rail, bath with shower over and screen.



Bedroom Two

12' 9" x 8' 7" (3.89m x 2.62m)

Window to the front aspect, large walk in wardrobe with loft access door.

Bedroom Three

12' 9" x 9' 8" (3.89m x 2.95m)

Window to the side aspect.

External

Double Garage

21' 0" x 25' 0" max (6.40m x 7.62m)

Large attached double garage with 2 x electric up and over doors, large storage space at side for garden tools, hatch to the spacious boarded loft with a ladder and light.

Garden

360 Degree wrap around garden with large patio and lawn area to front overlooking open farmland. Garden wraps round to the rear via a pathway providing a further lawned and more secluded area. Wood store and compost area to side.

Parking

Driveway leading to parking area for multiple vehicles to front.



Agent's Notes

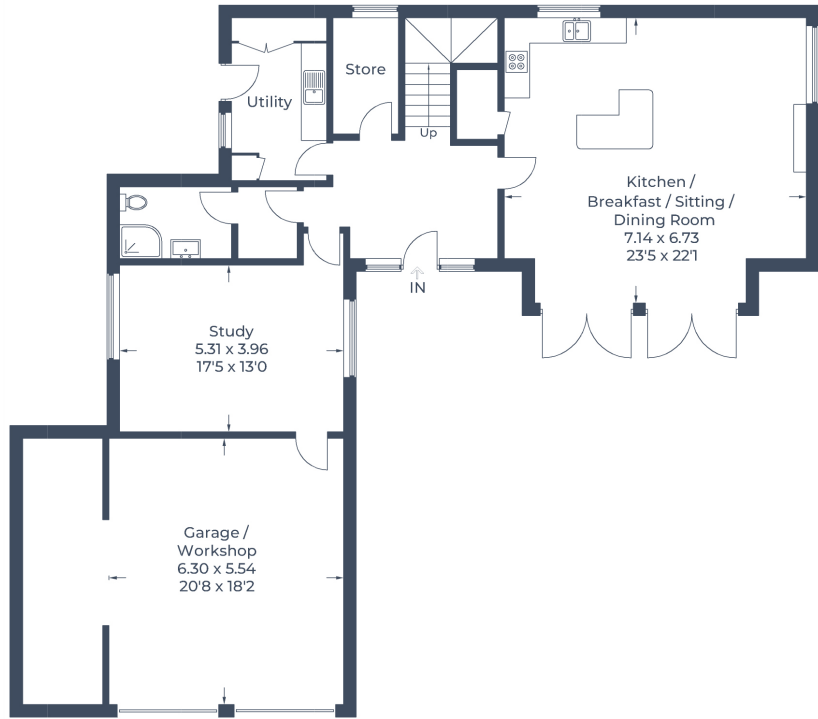
Ashwell

Ashwell is a picturesque village with boutique shops, historic houses, churches, 3 pubs, 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 & 5 miles west of Royston. Convenient for A1(M) & A505. Ashwell & Mordens station offers service to Kings Cross & 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.

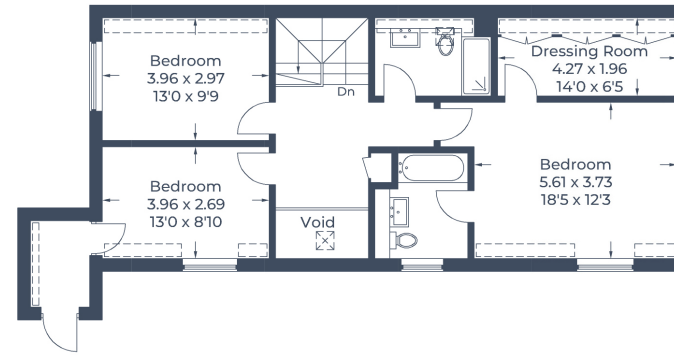




Approximate Gross Internal Area
 Ground Floor = 158.6 sq m / 1,707 sq ft
 First Floor = 77.8 sq m / 837 sq ft
 Total = 236.4 sq m / 2,544 sq ft
 (Including Garage / Excluding Void)

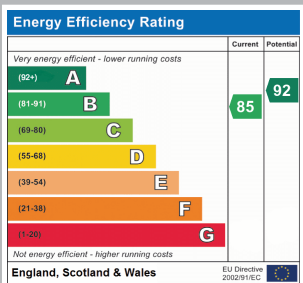


Ground Floor



First Floor

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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

www.country-properties.co.uk

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