



3 Moules Yard • Ashwell • Baldock • Hertfordshire • SG7 5PU

Guide Price £950,000

Charter Whyman

TOWN & VILLAGE HOMES





OUTSTANDING MODERN DETACHED HOME STUNNING VIEWS ACROSS THE VILLAGE TO THE CHURCH DESIRABLE VILLAGE LOCATION

THE PROPERTY

Standing above the centre of the village, this exceptional modern detached home enjoys outstanding views over the roofscape of historic Ashwell and the fine parish church. The spacious and versatile accommodation provides three reception rooms, kitchen/breakfast room, utility room, cloakroom/WC and attached double garage on the ground floor. There are five bedrooms, one with an en suite wet room with shower, a second with en suite shower room, plus a well-appointed family bathroom on the first floor.

Immaculately presented throughout, the house is just over 20 years old, constructed of insulated cavity brickwork under a pitched tiled roof and benefits from double-glazing and gas fired central heating.

THE OUTSIDE

The house is set in a plot measuring approximately 132' by 48' (40.37m x 14.77m) overall. The front garden is laid to lawn with herbaceous borders and ornamental conifers and shrubs, including a mature magnolia. The herring-bone brick paved driveway provides good off-street parking and leads to the attached double garage.

Gates to either side of the house lead to the rear garden, which is some 38' (11.7m) in depth. A walled and paved terrace adjoins the rear of the house, with steps down to the lawn. The garden includes herbaceous borders with ornamental shrubs and conifers.

THE LOCATION

Backing on to the Ashwell Conservation Area, although not within it itself, Moules Yard is an exclusive private close of just six substantial individual detached houses. It is set on the southern side of the historic large village of Ashwell, which boasts a wealth of fine period properties making most attractive street scenes. It is well served by local shopping, pubs, restaurants, primary school, doctors' and dentists' surgeries and other facilities. Ashwell & Morden railway station is just 2.4 miles away in the neighbouring hamlet of Odsey. The station is on the Cambridge to London mainline and regular services run throughout the day. The fastest services to London St Pancras take 47 minutes, to Cambridge 19 minutes. Alternative stations are available in the nearby towns of Baldock, Letchworth Garden City, Hitchin and Royston, along with a wide range of other amenities.

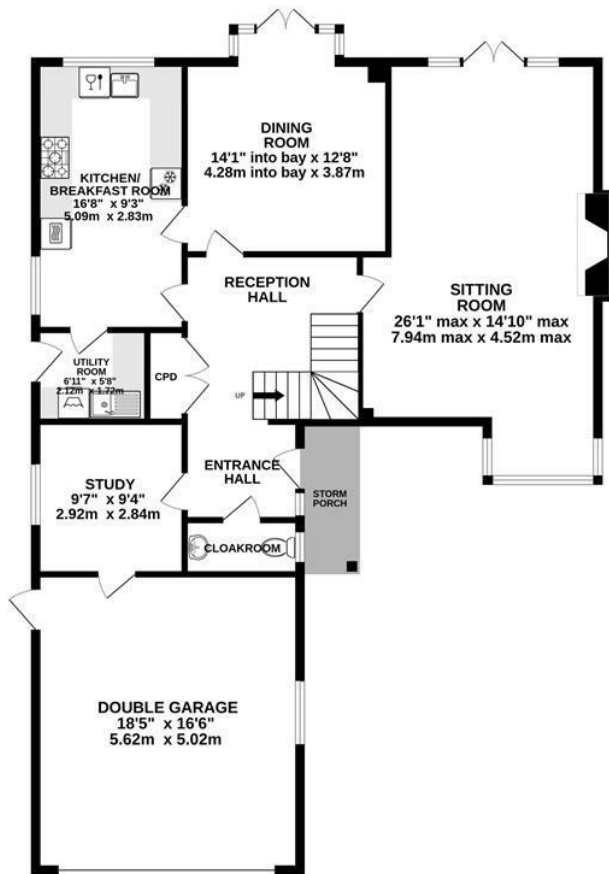
Ashwell lies just north of the east-west A505 and 3.7 miles from Junction 10 on the A1(M).



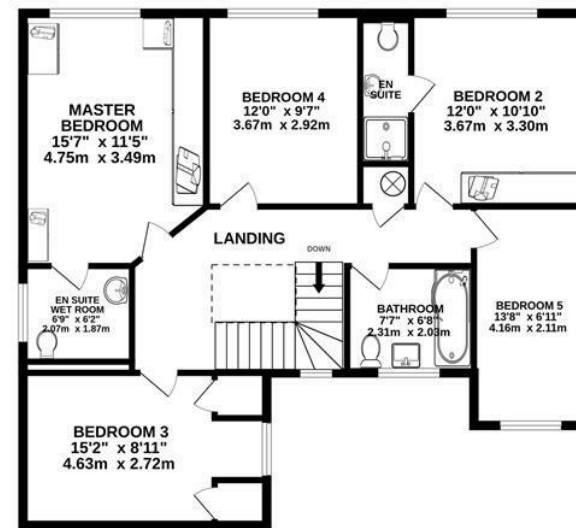




GROUND FLOOR
1276 sq.ft. (118.5 sq.m.) approx.



1ST FLOOR
951 sq.ft. (88.4 sq.m.) approx.



THE FLOOR AREA INCLUDES THE DOUBLE GARAGE

TOTAL FLOOR AREA : 2227 sq.ft. (206.9 sq.m.) approx.

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These particulars are intended for guidance only. Floor Plan measurements and placement of white goods etc are approximate and are for illustrative purposes only. Whilst we do not doubt the accuracy of the floor plan or any other information provided, we make no guarantee, warranty or representation as to this accuracy or the completeness of these particulars. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction that it is suitable for your requirements.

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TENURE

FREEHOLD

COUNCIL TAX

Band - G

EPC RATING

Band - C

SERVICES

MAINS water, sewerage, gas and electricity are connected to the property.

BROADBAND: A choice of providers with claimed download speeds of up to 950 Mbps.

MOBILE SIGNAL: Most providers claim up to 4G coverage, some claim to provide 5G.

LOCAL AUTHORITY

North Herts District Council

Gernon Road

Letchworth Garden City

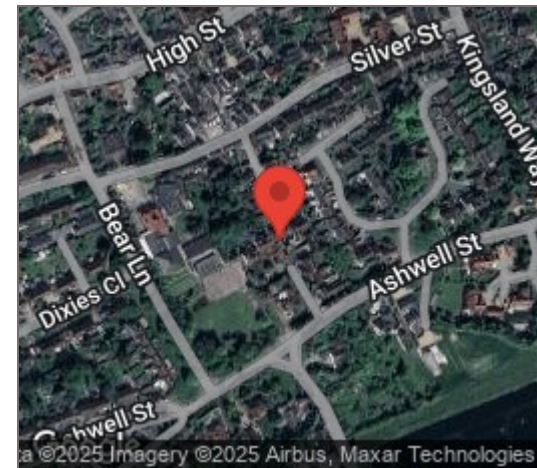
Hertfordshire SG6 3BQ

Tel: 01462 474000

www.north-herts.gov.uk

VIEWING APPOINTMENTS

All viewing and negotiations strictly through Charter Whyman.



Charter Whyman

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