



**Kennedy  
& Foster**  
EXECUTIVE HOMES

**66 High Street**  
Ashwell, SG7 5NS

**£675,000**



## A wonderful 4 Bed End Terraced House located in Baldock.

- SITUATED IN THE BEAUTIFUL AND WELL RESPECTED VILLAGE OF ASHWELL
- UNIQUE PERIOD
- GRADED II LISTED
- SYMPATHETICALLY REFURBISHED
- TWO RECEPTION ROOMS
- FOUR DOUBLE BEDROOMS
- THREE BATHROOMS
- A HOME TO BE PROUD OF
- COMBINING OLD AND NEW

UNEXPECTEDLY BACK TO MARKET 30/08/24

This sunning period corner property is located centrally in this very desirable village of Ashwell. Dating back to the 15th Century and having very interesting history its distance past been a sweet shop and butchers. The property has been completely renovated in 2016 blending the beautiful character of the property with modern amenities. The Accommodation offers generous size rooms and includes 3 reception areas, an open plan kitchen/dining room, 2 staircases leading to the first floor, 4 double bedrooms including a stunning master suite with vaulted ceiling, walk in wardrobe and en-suite bathroom, and a further en-suite and family bathroom. Externally there is a delightful courtyard garden. Please note Google street view is out of date and shows a takeaway which no longer exists and now forms part of this property. Just 20 miles from Cambridge and with its own railway station (on the Cambridge to London line) Ashwell has much to fall in love with.









# Property Description

## FRONT DOOR INTO:

### RECEPTION HALLWAY

An inviting hallway with a ceramic tiled floor, beams, door to basement and doors to:

### CLOAKROOM

Low level W.C. Vanity basin with cupboard under. Ceramic tiled floor.

### BASEMENT

Door from reception hall.

### LOUNGE

19' 02" x 10' 11" (5.84m x 3.33m) Original beams. Sash window to front. Double doors to garden. Radiator.

### KITCHEN/DINING ROOM

23' 07" x 10' 04" (7.19m x 3.15m) Kitchen area: Wall, base and drawer units with worksurfaces over. Integrated dishwasher. Fridge/freezer. Space for washing machine. Slide and glide ovens. Six ring gas hob with extractor over. Two wine chillers. Butler sink with spray tap. Plinth lighting. Beams. Ceramic tiled floor. Opening to Inner lobby with door to Reception room. Two stair cases leading to first floor accommodation. Dining Area: Ceramic tiled floor. Sash window to front. Original beams. Opening to reception hallway.

### RECEPTION ROOM

13' 09" x 12' 07" (4.19m x 3.84m) Understairs storage cupboard. Dual aspect windows. Radiator. Separate entrance door to outside.

### STAIRCASE TO:

### LANDING

Window to side. Door to:

### BEDROOM FOUR/GUEST SUITE

10' 10" x 10' 03" (3.3m x 3.12m) Sash window to side. Door to built in wardrobe. Feature fireplace. Radiator. Door to:

### FULLY TILED ENSUITE

Corner shower with shower over. Pedestal/basin, low level w.c. Sash window to side.

### FOUR PIECE BATHROOM

Fully tiled beautiful bathroom comprising: Double ended freestanding bath with mixer tap and hand shower attachment. Shower cubicle with shower over. Pedestal basin. Low level w.c. Heated towel rail. Access to part boarded loft with ladder and light and housing combi boiler. Window to side.

### STAIRCASE TO:

### LANDING

Doors to:





### MASTER BEDROOM

11' 07" x 11' 04" (3.53m x 3.45m) Wall and ceiling beams. Radiator. Sash window. Doors to: WALK IN DRESSING AREA 11'02 x 4'01 With hanging rails. Beams.

### EN SUITE

9' 04" x 7' 05" (2.84m x 2.26m) Walk in shower with rainwater shower over and hand shower attachment. Vanity basin with drawer unit under. Matching storage units. Heated mirror with light over sink. Oval shaped free standing bath with freestanding tap and shower attachment. uPVC double glazed window to rear. Slate effect wall tiling. Tiled floor.

### BEDROOM TWO

13' 08" x 12' 03" (4.17m x 3.73m) Built in wardrobe. Cast iron fireplace. Wall and ceiling beams. Window to side. Radiator.

### BEDROOM THREE

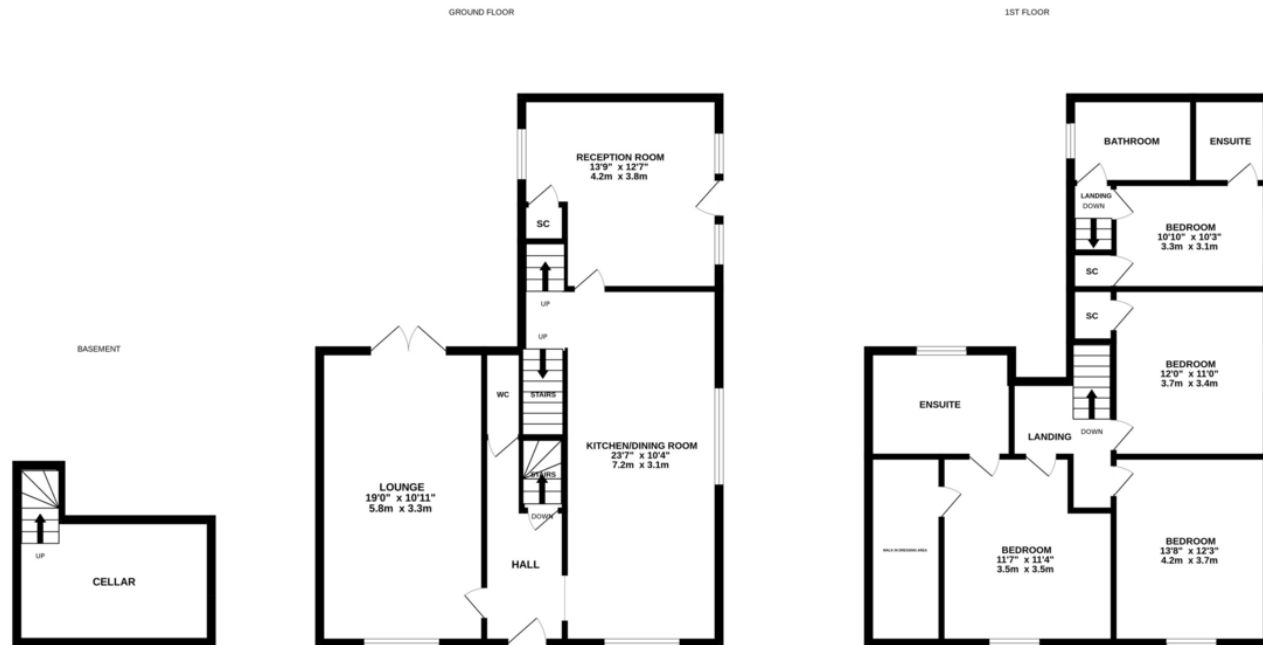
12' 04" x 11' 06" (3.76m x 3.51m) Acoustic laminate sash window to front. Original beams. Radiator.

### OUTSIDE

### GARDEN

Artificial lawn. Raised beds. Outside tap. Gated side entrance. SUMMERHOUSE and storage.





Whilst every attempt has been made to ensure the accuracy of the floorplan 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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## COUNCIL TAX BAND

Tax band E

## TENURE

Freehold

## LOCAL AUTHORITY

Hertfordshire County Council

## VIEWINGS

Strictly by prior appointment with the agent.

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T: 01767 601122 | E: sales@kennedyfoster.co.uk  
2 Market House, Market Square, Biggleswade, Bedfordshire, SG18 8AQ