



Ashby House  
Rushden Road | Sandon | Buntingford | Hertfordshire | SG9 0QS



Ashby House is a fabulous village property that has been expertly extended to create nearly 2200 square foot of living accommodation. Set in the heart of Sandon, this home is in a close knit, sociable community with gorgeous rural surroundings with fantastic country walks. The house has 2 large reception rooms, kitchen diner, 5 bedrooms, 2 with en suites and a family bathroom; plenty of room for a growing family! Situated next to the village school, this house has a double garage and parking for up to 4 cars, is just over an 8 mile drive to Royston station, where the fast trains take you to Kings Cross in just 39 minutes, or in the other direction, Cambridge is just 15 minutes.

#### Step inside

The light and spacious entrance hall has an attractive staircase, a cupboard under the stairs and a downstairs cloakroom before leading you into the first of two large reception rooms. This room has dual aspect with a set of doors overlooking the patio at the rear, and a large window at the front bringing in lots of natural light. The wood burning stove is a charming feature of this substantial space which is light and airy; just right for entertaining. The kitchen diner sits in the heart of the house and functions beautifully as a sociable space for preparing and enjoying family meals. The built in electric oven allows for plenty of work surface, and separate gas hob has an extractor above. Again, light floods in from both front and rear of the house and this sizeable area works well on a practical level, leading off to a utility and the back door giving access to the back garden. The second reception room forms part of the double extension, built in 2019 and has given this property another generous, light filled space. This room feels warm and roomy with its wood burning stove and bi-folding doors overlooking the lawn. This room currently houses a formal dining table and piano, demonstrating what a versatile space it is, as could lend itself to a number of uses.

Upstairs the roomy landing leads you to the first double bedroom that overlooks the driveway. The second double at the rear is a sizeable room with its own en suite shower room. Central to the upstairs is the family shower room and the smallest of the five bedrooms, a room which is perfectly suited to a nursery or, as it's currently used, as a home office. On the other side of the landing is the third double bedroom which overlooks the driveway. Finally, moving into the new extension, you find the master suite; a generous bedroom with a super en suite bathroom, consisting of a bath and separate shower, and the walk in wardrobe space is a super addition to this space.



















### Step Outside

The shared driveway of Ashby House is well kept with neatly trimmed hedges and offers parking for at least two cars at the front, with two more space at the rear in front of the double garage. Accessing the back garden through a small gate by the garage, there is a sloped gravel path leading you down to the patio. This outside area is perfect for summer entertaining with plenty of room for seating and al fresco dining. Edged by smart brickwork, the south facing garden gets plenty of sun and the lawn is bordered with an attractive hedge and fence panels. There is extra space at the side of the property for storage and a gravel path leads you around to the front lawn and gravel driveway. Ashby House has 8.3 Kw photovoltaic solar panels installed on the rear roof, generating electricity and then storing excess energy with a 10 Kwh battery. The house is heated using a combination of LPG gas fuelled radiators, with a tank sited underground, wood burners and electric towel rails.

### Location

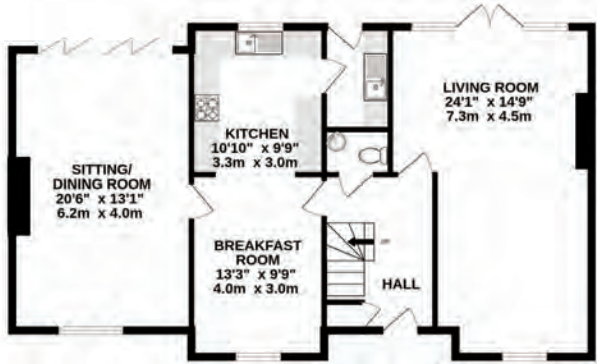
Sandon is located midway between the A10 and the A505, both roads that lead north to Royston and Cambridge. To the south, the A505 links up with the A1 at Letchworth and the A10 links up to the A120 toward Stansted and the M11. Royston station is just over an 8 mile drive, where fast trains can take you to Kings Cross in just 39 minutes, or in the other direction, Cambridge is just 15 minutes by train or by car, it's just over 20 miles. The village has a primary school, and a village hall that hosts regular community gatherings, such as pub nights and national celebrations. Being surrounded by open countryside, Sandon has an abundance of footpaths and bridleways for spotting wildlife, walking and exercise. It really is a peaceful and restful spot to enjoy family life.





# ASHBY HOUSE

GROUND FLOOR  
955 sq.ft. (88.7 sq.m.) approx.



1ST FLOOR  
955 sq.ft. (88.7 sq.m.) approx.



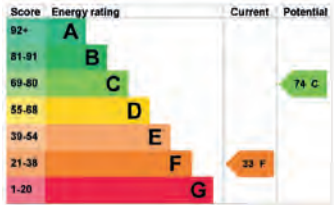
GARAGE  
280 sq.ft. (25.9 sq.m.) approx.



TOTAL FLOOR AREA : 2190 sq.ft. (203.5 sq.m.) approx.

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.

Council Tax Band: F  
Tenure: Freehold



Agents notes: All measurements are approximate 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 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. Copyright ©2025 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 10880001 Registered Office: The Elms, Aspenden, Buntingford, Hertfordshire, England, SG9 9PG. Printed 15.04.2025



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