



Ashwell House, Elsworth, Cambridge





A beautifully presented family home.

Substantial country house, well located on the edge of the village.

Summary of accommodation

Ground Floor

Entrance hall | Drawing room | Dining room | Family room | Garden room
Kitchen/breakfast room | Study | Utility room

First Floor

Principal bedroom suite | Four further bedrooms (3 en suite)
Family bathroom

Second Floor

Bedroom | Dressing room | En suite bathroom

Annexe

Kitchen/dining room | Shower room | Living room | Bedroom

Gardens and Grounds

Well maintained mature garden | Extensive garaging | Garden studio

In all about 1.2 acres



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Ashwell House

Ashwell House was built in 2004, a substantial country house with over 4500 sq ft of accommodation. The house benefits from spacious and light rooms, which include a large drawing room with a charming central fireplace and access to the garden. There is also a well-proportioned dining room and delightful family room which the current owners have extended and created a garden room with access to the terrace. The recently refurbished kitchen/breakfast room enjoys views over the gardens as well as the front of the house. The bedrooms are well arranged over two floors with a substantial principal bedroom suite with 2 walk-in wardrobes. There are 3 further bedroom suites on the first floor with a further bedroom and family bathroom. On the second floor there is a bathroom and bedroom, which is currently used as a cinema room. Above and behind the garaging is the one bedroom annexe, with kitchen/dining room and shower room on the ground floor and a bedroom and living room on the first floor. The extensive driveway is approached via electronic gates and leads to the garaging which can house 5 cars. The garden is mainly laid to lawn with well-kept herbaceous borders on either side and lovely views overlooking the surrounding countryside. There is also a south facing garden studio located on the northern boundary.

Situation

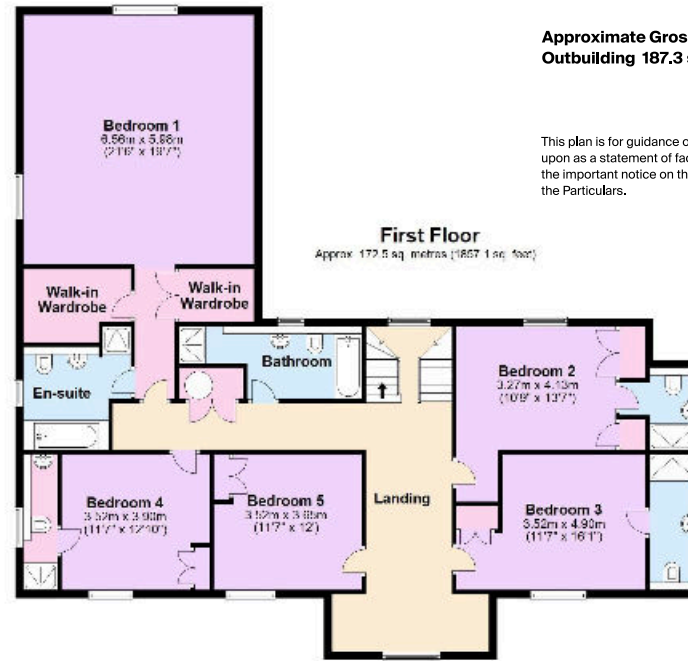
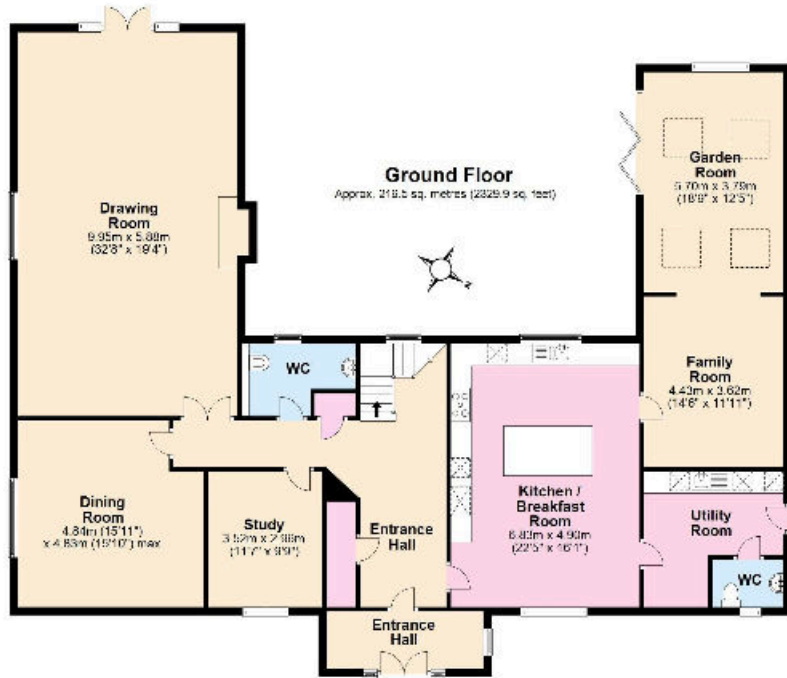
Elsworth is an attractive and sought after village located about 9 miles west of Cambridge. The village benefits from a recreation ground, two public houses, a primary school, village shop, hairdressers and cricket pitch. Everyday shopping facilities can be found in Cambourne, about 3 miles to the south, with a more comprehensive range of amenities in the nearby University City of Cambridge, which has become the centre of the 'high tech' industry, internationally renowned Science Park and Addenbrooke's Hospital/Biomedical Campus. There are also an excellent choice of independent and state schools on the south and west sides of the city.

Distances

Cambridge 9 miles (Liverpool St from 68 mins), St Neots 10 miles (Kings Cross from 47 mins), Stansted Airport 38 miles (all distances and times approximate).

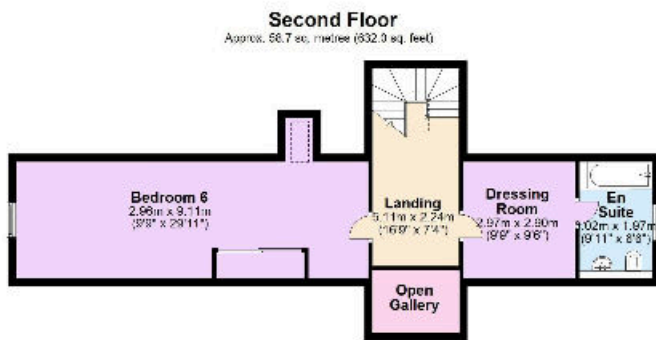






Approximate Gross Internal Floor Area 447.7 sq m / 4819 sq ft
Outbuilding 187.3 sq m / 2016.1 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. All those items regarded as tenant's fixtures and fittings, are specifically excluded from any tenancy and will not be evidenced in the inventor. Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

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Particulars dated March 2023. Photographs and videos dated March 2023.

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Postcode

Fardells Lane, CB23 4JE

Services

Mains electricity, water and drainage. Oil fired central heating.

Terms

Freehold

Local authority

South Cambridgeshire District Council

Tel: 01954 713000

Council Tax band: H

Viewings

By appointment only with the agents Knight Frank.

EPC

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