






WEST POINT

Ashwell, Hertfordshire



A BEAUTIFULLY PRESENTED AND THOUGHTFULLY
ENHANCED COUNTRY HOME OFFERING GENEROUS
AND VERSATILE ACCOMMODATION SET WITHIN
MATURE, PRIVATE GROUNDS IN
AN ELEVATED POSITION.

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Local Authority: Hertfordshire County Council
Council Tax band: G
Services: Mains gas, electricity, water and drainage.
Tenure: Freehold
Postcode: SG7 5PN

THE PROPERTY

Step through the pillared entrance into a welcoming hallway, where a graceful staircase rises to the first floor. Just off the reception area is a convenient cloakroom and an understairs door leading to a cellar. A true highlight of the home is the impressive front-to-back living room, flooded with natural light from its triple-aspect hardwood sealed unit sash windows. A stone fireplace with slate hearth houses a wood-burning stove, providing an atmospheric feature. The charming formal dining room features a sash window and French doors opening on to a paved rear terrace.

The kitchen/breakfast room is a beautifully designed space with an arrangement of bespoke wall and base cabinetry, stone worktops, and a classic Aga set into a chimney breast. A window seat overlooking the garden adds a lovely touch, while stable doors open to a rear entertaining area. French doors lead to an enviable orangery, where a vaulted ceiling, expansive windows, and glazed doors showcase the property's elevated position and views. The family room addition enhances versatility, with direct access to the gardens through French doors. A spacious side lobby gives access to the outbuildings and a cloakroom. The bright first-floor landing, with a picture window over the staircase, leads to three double bedrooms, two of which include built-in storage. These are served by a shower room and a modern family bathroom, complete with a freestanding bath and an oversized walk-in shower.

Through a door off the landing lies the principal suite featuring a further double bedroom/nursery, currently used as a home office, with French doors to a private balcony with open views to the front elevation. The principal bedroom features a vaulted ceiling, exposed beams and wooden flooring, with dual-aspect windows and a modern en suite shower room.



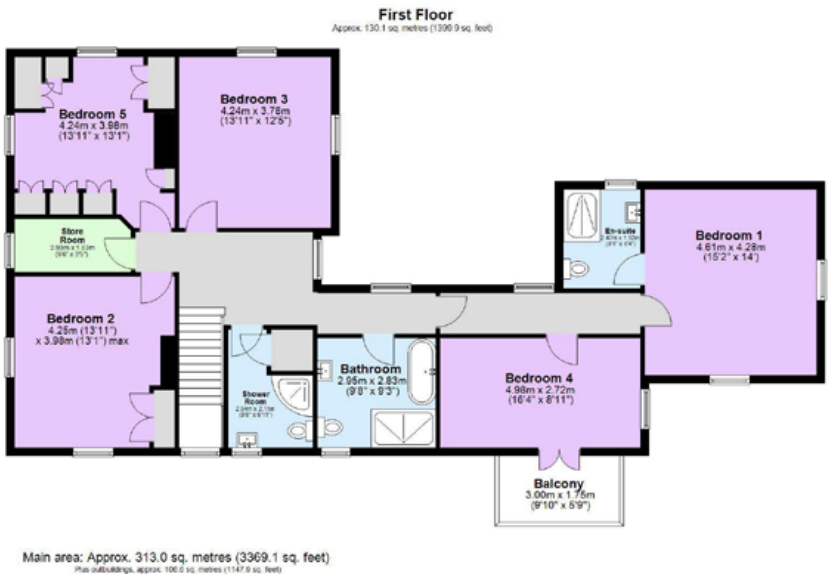
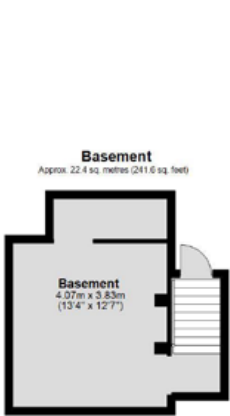
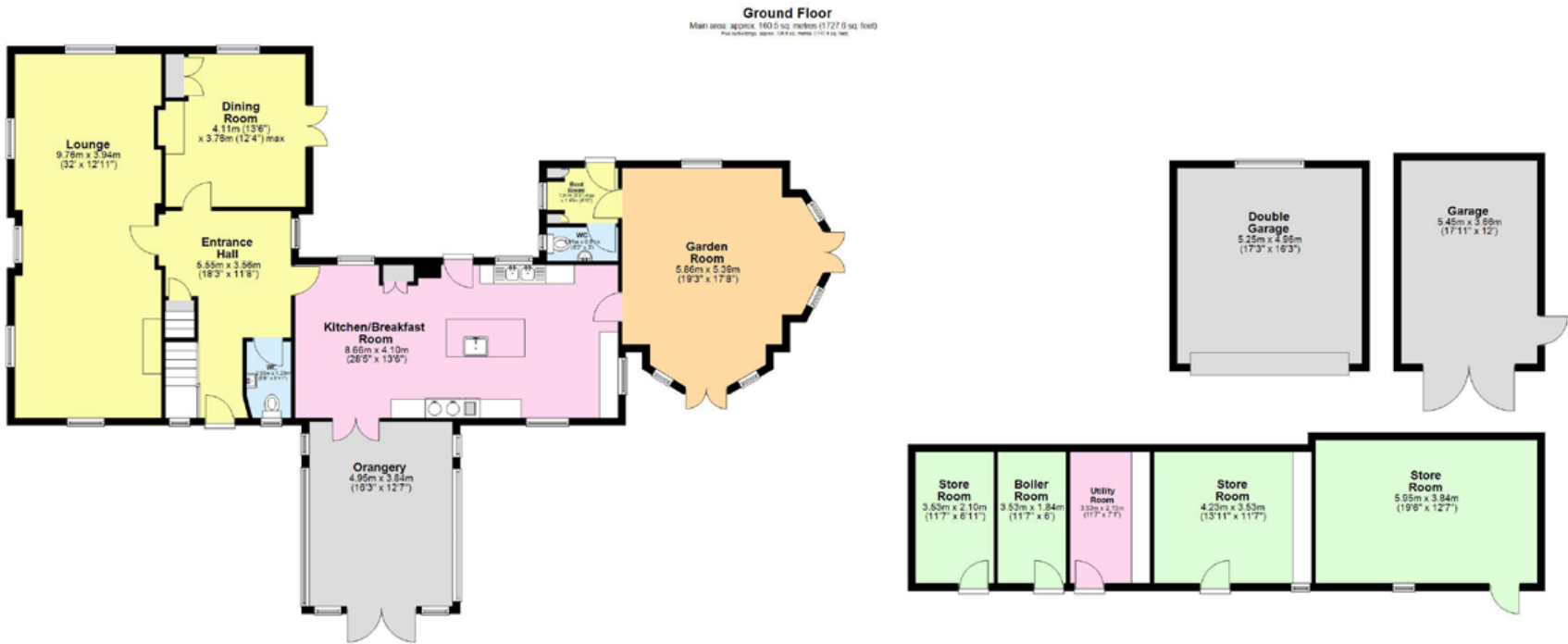
LOCATION

Ashwell is a highly regarded picturesque village, with many character properties and the historic St Mary's church at its heart. The village offers everyday shopping facilities including a butchers, bakery, village store, chemist, dental surgery, doctors, and three popular public houses. Primary schooling is available in Ashwell with connections to local secondary schools. Ashwell & Morden mainline station is approximately 2.7 miles, with regular rail services to London Kings Cross and Cambridge. The village is well placed for the A505 and A10 leading to the wider road network beyond.



GARDENS AND GROUNDS

Behind wrought iron electric gates, a block-paved driveway provides ample parking and leads to a generous garage topped with a charming clock tower. Manicured lawns, flower borders, and well-kept hedging frame the approach. The main garden is mature and wonderfully private, offering multiple seating areas, ideal for the discerning gardener and families alike. A hidden kitchen garden with raised beds adds a practical touch. To the rear, further gates provide off-road parking via Newnham Way, along with a large timber garden store. Further outbuildings edged by a pagoda include; a laundry room with plumbing and storage, a boiler room, secure storage spaces, and a discreetly tucked-away entertaining terrace beside the kitchen and dining room, complete with a water feature.



Approximate Gross Internal Area = 313.0 sq m / 3369.1 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

Michael Houlden
+44 1223 972 910
michael.houlden@knightfrank.com

Knight Frank Cambridge
20 Station Road
Cambridge, CB1 2JD

knightfrank.co.uk

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