



62 Ashwell Street • Ashwell • Baldock • Hertfordshire • SG7 5QU

Guide Price £495,000

Charter Whyman

TOWN & VILLAGE HOMES





VAULTED LOUNGE OVER LOOKING GARDENS VIEWS OVER THE VILLAGE BEAUTIFULLY PRESENTED

THE PROPERTY

Set within the sought after village of Ashwell, this beautifully extended semi detached home enjoys reaching views towards the church spire and offers stylish, versatile living throughout. Immaculately presented, the property blends character features with contemporary design, creating a refined yet comfortable home.

From the entrance lobby, you are welcomed into a sleek, planned kitchen featuring modern appliances and a range cooker. Flowing seamlessly, the lounge dining room boasts wood flooring and a fireplace with wood burning stove, while steps lead down to a vaulted snug with French doors opening onto the garden.

Upstairs, the property offers three nicely proportioned bedrooms, including two generous doubles and a comfortable single. A stylish family bathroom is fitted with bath and separate shower. The rear garden extends to approximately 80 feet, featuring a paved terrace leading to a lawn and enjoying delightful views across the village.

Externally, the property has superb outbuildings including a dedicated home office, gym and additional store, perfect for flexible working and leisure. To the front, a block paved driveway provides parking for up to three vehicles, with a five bar gate offering convenient access through to the rear garden.

THE LOCATION

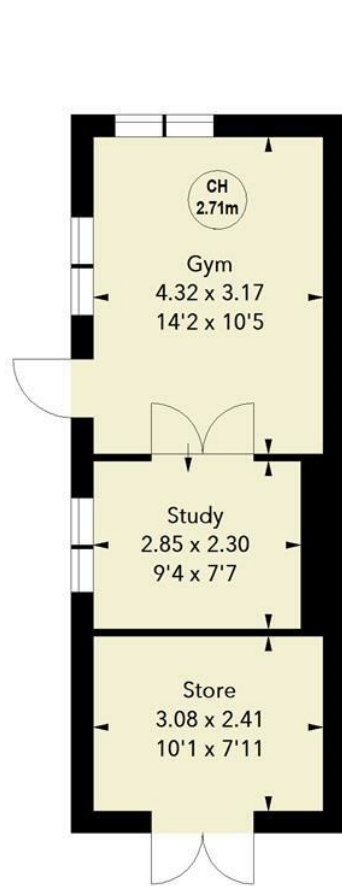
Forming part of the Ashwell Conservation Area, Ashwell Street is set on the southern side of the historic large village of Ashwell, which boasts a wealth of fine period properties making most attractive street scenes. It is well served by local shopping, pubs, restaurants, primary school, doctors' and 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).

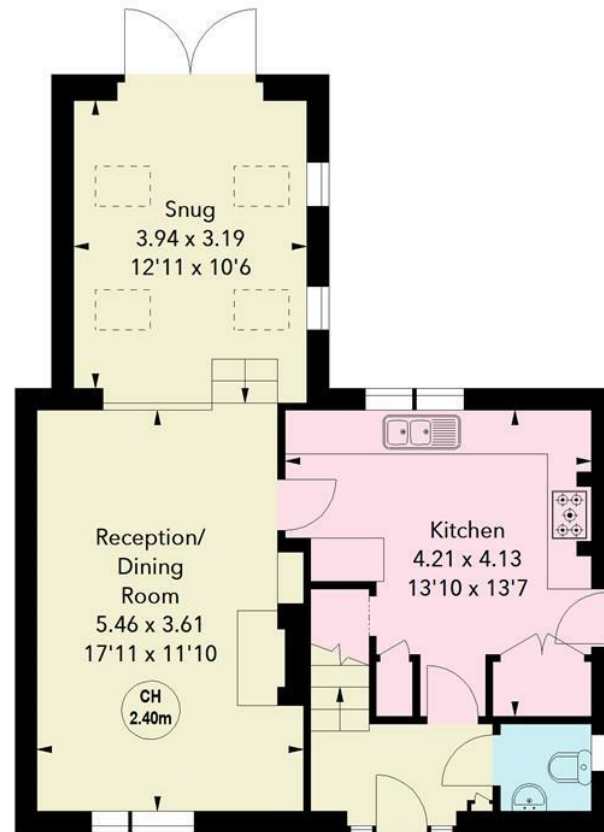








(Not shown in actual location / orientation)



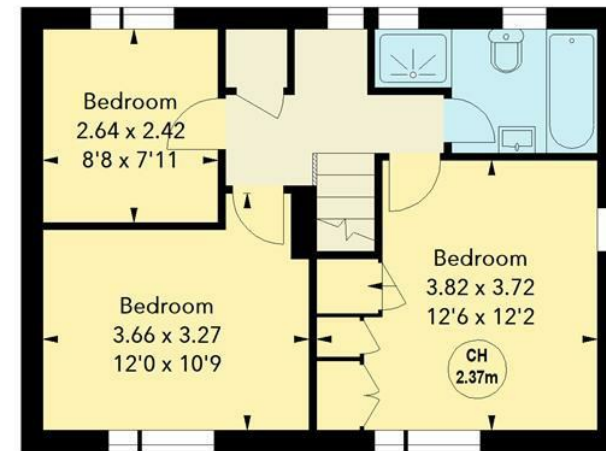
Ground Floor

Approx. 56.39 sq m / 607 sq ft

Ashwell Street, SG7
Approximate Area = 127.37 sq m / 1371 sq ft
(Including Outbuilding)
Outbuilding Area = 29.17 sq m / 314 sq ft



Key:
CH - Ceiling Height



First Floor

Approx. 41.81 sq m / 450 sq ft

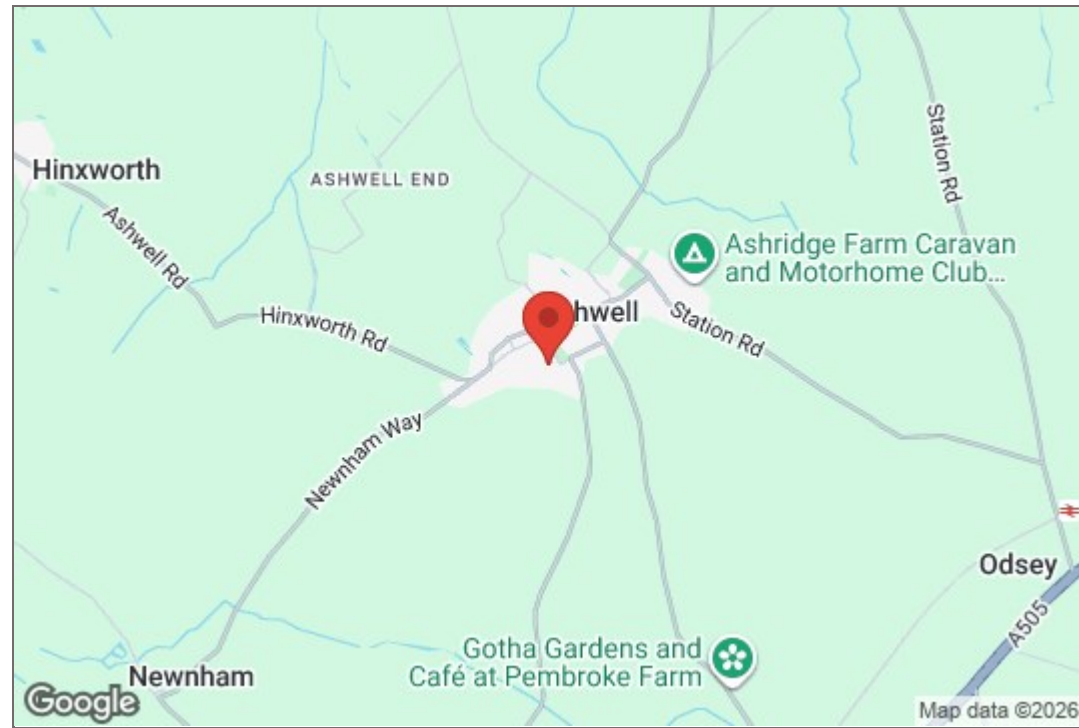


Illustration For Identification Purposes Only.
All measurements and areas are approximate, not to scale.
© Orange Tree Photography

These particulars are intended for guidance only. Floor Plan measurements and placement of white goods etc are approximate and are for illustrative purposes only. Please note that the stated floor area *may* include the garage and other areas outside the living space. 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

RESTRICTIVE COVENANTS

A restrictive covenant is a clause in an agreement that restricts, limits, prohibits, or restricts how owners can use a property. These could include: property use (e.g., business and rental use), the number and type of vehicles allowed on the property, fence height and type, removal of trees, paint colours for the front door or garage, installation of satellite dishes and even types of animals allowed at the property. For more information, please ask the agent.

EASEMENTS

Having an easement on your property means that a third party (an individual or a utility company for example) has a right to use your property for a particular purpose. This could be passing by foot or with vehicles over your property, or a right to pass service media for utilities on, over or under your property. An easement could also allow a neighbour to access your property in order to carry out repairs to their own property. For more information, please ask the agent.

CONSTRUCTION

Brick built under a pitched tiled roof

SERVICES

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

EPC RATING

Band - C

BROADBAND SPEED

A choice of provider claiming up to 950 Mbps.

MOBILE SIGNAL

Some providers claim up to 5G.

LOCAL AUTHORITY

North Herts District Council
Gernon Road
Letchworth Garden City
Hertfordshire SG6 3BQ

Tel: 01462 474000

www.north-herts.gov.uk

COUNCIL TAX

Band - C

CONSERVATION AREA

The property is located in a conservation area

FLOODING

Properties can be at risk of flooding and it is important for you to check if the property has been flooded in the last 5 years, what flood defences are in place and source of any flooding. For more information, please ask the agent.

VIEWING APPOINTMENTS

All viewing and negotiations strictly through
Charter Whyman.

Charter Whyman

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www.charterwhyman.co.uk