64, High Street
ASHWELL,
Hertfordshire, SG7 5NR
£699,000
**** Open day this Saturday, by appointment only **** 3/4 bedroom detached character home in the heart of Ashwell.
EPC:tbc

- Vacant - no onward chain
- 17ft lounge with inglenook fireplace
- Separate dining room
- Triple aspect kitchen with appliances
- Cellar
- Master bedroom with ensuite shower room
- Two further bedrooms and an additional room downstairs
- Garage
- Walled garden

Ground Floor

Wooden part glazed entrance door to:

Hallway
With opening to Dining Room and door to:

Lounge
17' 0" x 14' 0" (5.18m x 4.27m)
2 secondary glazed windows to front and double glazed window to rear. Inglenook fireplace with cast iron grate and canopy. Oak flooring. Exposed beam. Doors to Cellar and Sitting Room/Bedroom 4.

Cellar
13' 6" x 7' 5" (4.11m x 2.26m) with 6' 4" (1.93m) head height
Steps up to double glazed rooflight window.

Sitting Room/Bedroom 4
12' 5" x 9' 5" (3.78m x 2.87m)
French doors to garden. Built-in shelving.

Dining Room
13' 11" x 9' 7" (4.24m x 2.92m)
Secondary glazed window to front. Oak floor. Door concealing stairs to first floor. Built-in cupboard. Door to:

Kitchen
14' 2" x 11' 2" (4.32m x 3.40m)
A bright triple aspect room with windows to front and side overlooking the High Street and to the rear overlooking the garden. Comprehensive range of modern white units to base and eye level with contrasting granite effect work surfaces over incorporating single drainer stainless steel sink unit with chrome mixer tap. Stoves oven, fridge, washing machine and dishwasher. Brick style white ceramic tiling above work surfaces. Tiled floor. Inset spotlights. Access to loft space. Opening to:
Rear Porch
Part glazed wooden door to garden. Window to rear. Fired earth floor tiles. Fuse box.

First Floor

Landing
Secondary glazed windows to front and rear. Built-in double wardrobe, cupboards and shelving. Doors to bedrooms 1 and 3.

Bedroom 1
14' 1" x 9' 9" (4.29m x 2.97m)
Built-in triple wardrobes. Secondary glazed windows to front and rear.

Ensuite Shower Room

Bedroom 2
15' 6" x 9' 5" (4.72m x 2.87m)

Bedroom 3
13' 11" x 6' 8" (4.24m x 2.03m)
Secondary glazed window to front. Built-in wardrobe and airing cupboard housing lagged hot water tank.

Bathroom
White suite comprising bath with mixer tap and shower attachment, wc and pedestal basin. Tiled splash areas. Velux window. Inset spotlights.

Outside

Rear Garden
Brick paviour pathway. Remainder laid to lawn enclosed by fencing. Integral 'open barn' area.

Garage
With electrically operated up and over door. Workshop space to side with personal door opening onto Gardiner's Lane.

Ashwell
Ashwell is a picturesque village in North Hertfordshire approximately 45 miles from the centre of London with easy train access from the nearby train station. This popular village offers a butchers, working bakers, coffee and gift shop, hairdressers, part time Post Office, Doctor's surgery, Dentist, pharmacy, primary school and 3 pubs/restaurants.

DRAFT Details yet to be approved by vendor so may be subject to change.
All measurements are approximate and quoted in metric with imperial equivalents 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 and 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.

Viewing by appointment only

Country Properties | 39, High Street | SG7 6BG
T: 01462 855061 | E: baldock@country-properties.co.uk
www.country-properties.co.uk