



Kingsland Way

Ashwell, Baldock,
Hertfordshire, SG7 5QA
£850,000

country
properties

Cliff House occupies an elevated position just a short stroll from the centre of Ashwell and the picturesque Ashwell Springs, this distinguished period residence effortlessly combines timeless elegance with practical family living. Now offered to the market chain free, this exceptional home presents an outstanding opportunity for buyers seeking a smooth and straightforward purchase.

This handsome double-fronted home offers both curb appeal and convenience, featuring off-street parking and two expansive, beautifully maintained formal gardens. Step through the impressive vestibule to the front door - a fitting introduction to the many original features that have been thoughtfully preserved throughout.

Soaring ceilings and sash windows bathe the interior in natural light, enhancing the sense of space and grandeur. Two symmetrical reception rooms, each with striking feature fireplaces, create a formal yet welcoming setting for entertaining. At the heart of the home, a spacious kitchen/diner provides the perfect hub for family life and gatherings.

The ground floor also benefits from a practical utility/cloakroom and a separate office with direct access to the garden - an ideal retreat for work or quiet reflection. On the lower ground floor, a dedicated cinema room and an additional reception area, currently used as a gym, offer flexible living options to suit modern lifestyles.

Upstairs, four generously proportioned bedrooms continue the theme of light and space, complemented by a stylish four-piece family bathroom that blends contemporary comfort with classic charm.

This exceptional home is a rare opportunity to enjoy period living with modern functionality in one of Hertfordshire's most sought-after villages. Early viewing is highly recommended.

(All purchasers must complete an AML and financial sanctions check once a sale is agreed (subject to contract). The check is carried out by our third-party provider at a cost of £60 including VAT per property, payable by the applicant(s)).

- Chain free
- Period Features
- Three reception rooms
- Four double bedrooms
- Two formal gardens
- One of only four 'Grand Houses' in Ashwell .
- Victorian Residence
- High Specification throughout
- Large Kitchen/Diner
- Cinema Room & Gym on the lower ground floor
- Off street parking for multiple vehicles



Accommodation

Ground Floor

Entrance Hall

With panelling, wooden floors and door leading out to the garden. You can access the two reception rooms, kitchen/diner and lower ground floor. Stairs to first floor.

Front Reception Room

12' 3" x 13' 5" (3.73m x 4.09m) – Double aspect sash windows and feature fireplace.

Rear Reception Room

12' 4" x 13' 7" (3.76m x 4.14m) – Double aspect sash windows and log burner.

Kitchen

12' 4" x 13' 1" (3.76m x 3.99m) – Wish Granite worktops, stylish cabinetry, breakfast bar and range. Window to rear.

Dining Room

9' 4" x 14' 2" (2.84m x 4.32m) – Sash window to front and door to:-

Study

7' 6" x 9' 11" (2.29m x 3.02m) Study – Fitted storage, door to rear patio, door to:-

WC and Utility Room

5' 1" x 11' 10" (1.55m x 3.61m) – Window to front.

Lower Ground Floor

Gym

11' 4" x 14' 8" (3.45m x 4.47m) – Door to:-

Cinema Room

11' 10" x 13' 3" (3.61m x 4.04m)

First Floor

Landing

Sash window to front. Door to:-



Bedroom One

12' 8" x 13' 9" (3.86m x 4.19m) –
Double aspect sash windows.
Feature fireplace.

Bedroom Two

12' 8" x 13' 11" (3.86m x 4.24m) –
Double aspect sash windows.
Feature fireplace.

Bedroom Three

9' 3" x 13' 11" (2.82m x 4.24m) – Sash
window to front.

Bedroom Four

7' 9" x 13' 8" (2.36m x 4.17m) – Sash
window to rear.

Bathroom

8' 2" x 9' 2" (2.49m x 2.79m) –
Window to rear. Four piece suite
comprising shower cubicle,
bath, WC and basin.



Exterior

Large gravel driveway to front with gated access to the rear garden.

Side Garden – Large lawned area enclosed by wall and attractive fencing.

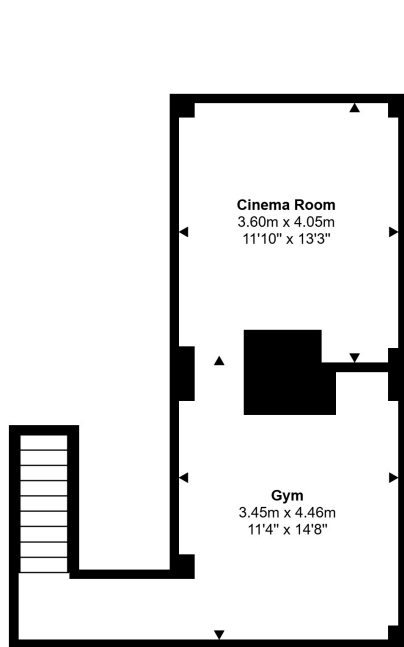
Rear Garden – Patio, large lawned area with garden shed to the rear. Fully enclosed by fencing and wall.

Agent's Notes

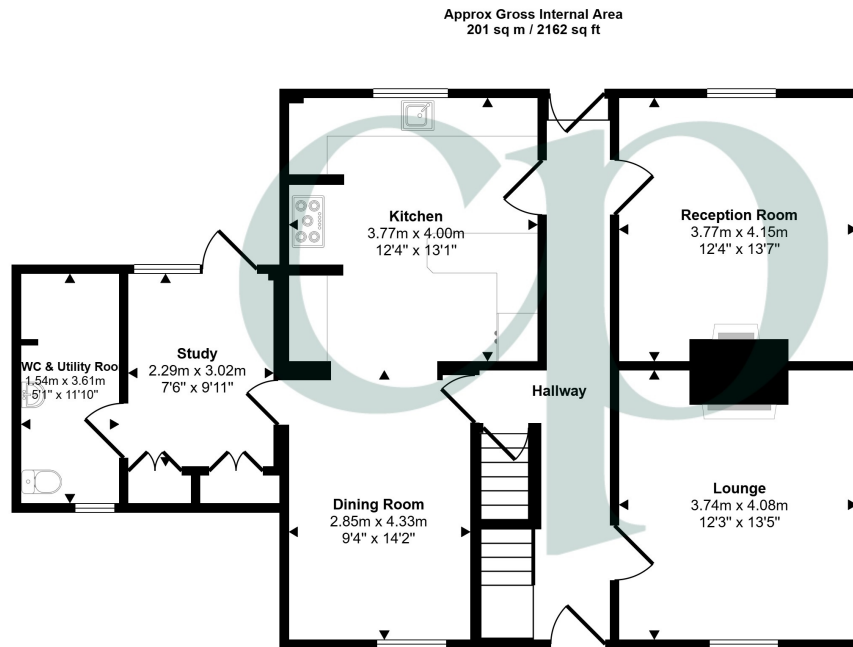
Ashwell is a highly regarded picturesque village set amidst rolling Hertfordshire countryside. The village is steeped in history with many delightful character properties and the historic St Mary's church in the heart of the village. The village boasts a number of excellent facilities including a renowned bakers, butcher, village store, chemist, dental surgery, doctors surgery and three popular public houses. The village primary school is also highly regarded with connections to local secondary schools. The railway station serving Ashwell and The Mordens is about 1.5 miles from the village centre with services to London Kings Cross and Cambridge.



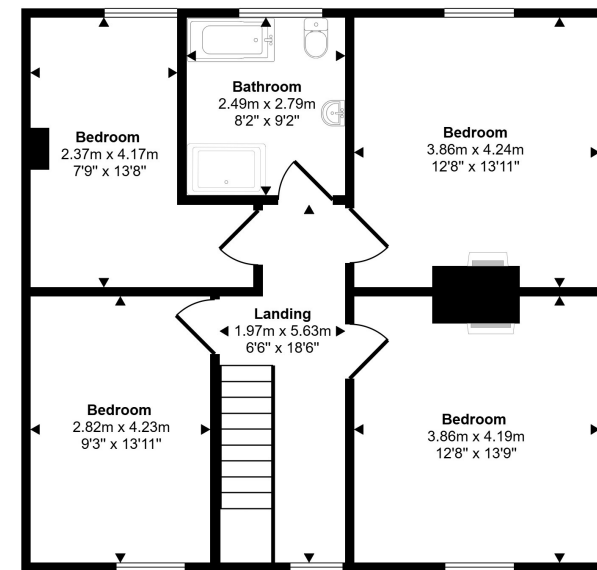




Cellar
Approx 34 sq m / 367 sq ft

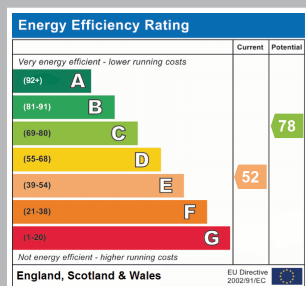


Ground Floor
Approx 90 sq m / 966 sq ft



First Floor
Approx 77 sq m / 829 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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

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