



Lucas Lane

ASHWELL,
Hertfordshire, SG7 5LN
OIEO £425,000

country
properties

We are delighted to offer to market this beautifully presented 2 bedroom period cottage, ideally located in the sought-after village of Ashwell, just a short walk from all the village's excellent amenities. Having been thoughtfully extended to the rear, this charming home offers deceptively spacious accommodation, blending character features with modern living.

Upon entry, you are greeted by a bright and welcoming kitchen/breakfast room, fitted with a range of wall and base units, integrated appliances and ample work surfaces. There is also space for informal dining, making it a practical and sociable space at the front of the property.

Leading through from the kitchen you will find the impressive 21ft living/dining room, the true heart of the home. This generous reception space is centred around a feature fireplace complete with a wood-burning stove, while French doors open directly onto the rear garden, flooding the room with natural light and creating a seamless connection between the indoor and outdoor living spaces.

Upstairs, the property offers two generous double bedrooms. The principal bedroom is a particularly impressive room, benefitting from a vaulted ceiling, dual-aspect windows and views over the rear garden, creating a bright and airy retreat. The second bedroom is a spacious double and benefits from built-in wardrobes. Both bedrooms are served by a recently refitted family bathroom complete with a full-sized bath, separate walk-in shower, WC, wash hand basin and underfloor heating.

Externally, the property continues to impress with a beautifully maintained rear garden extending to approximately 70ft. Mainly laid to lawn and bordered by mature planting, the garden also benefits from a paved patio, ornamental pond and a timber shed with power and lighting, providing excellent storage or workshop potential. To the front, a charming cottage garden enhances the property's kerb appeal.

Properties of this size and character are rarely available in such a desirable village location. Early viewing is highly recommended to fully appreciate everything this exceptional home has to offer.

Location

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.

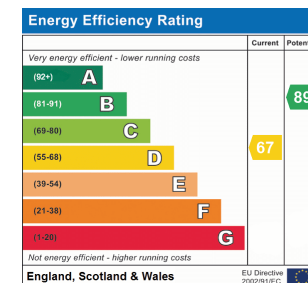
(All purchasers must complete an AML and financial sanctions check once a sale is agreed (subject to contract). The check is carried out by our third-party provider at a cost of £60 including VAT per property, payable by the applicant(s)).

- Beautifully presented, light and spacious throughout
- Approx 21ft Lounge/Diner with open fireplace
- Approx 70ft rear garden
- 2 large double bedrooms
- New bathroom
- UPVC Windows throughout
- Council Tax Band C / EPC Rating D









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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