



Woodforde Close

Ashwell, Baldock,
Hertfordshire, SG7 5QE
£700,000

country
properties

We are delighted to offer to market this spacious and beautifully extended four bedroom detached family home, ideally located in the highly sought-after village of Ashwell. Offering generously proportioned accommodation throughout, this impressive property enjoys far-reaching views across the village towards St Mary's Church and has been thoughtfully extended to create an exceptional family home.

Upon entry, you are greeted by a bright and welcoming entrance hall with useful built-in storage and a convenient cloakroom complete with a WC and wash hand basin. To the rear of the property you will find the spacious living room, featuring an exposed brick fireplace with a wood burning stove and patio doors leading onto the garden patio. The separate dining room provides an excellent space for family meals and entertaining, while glazed double doors open into the stunning south-facing garden room.

Stretching over 22 foot in length, the garden room is flooded with natural light from its dual-aspect windows, Velux roof light and patio doors leading out to the garden, creating a seamless blend of indoor and outdoor living. The contemporary kitchen is fitted with a stylish range of modern white wall and base units, complemented by a generous work surface, a breakfast bar and an integrated dishwasher. A door provides direct access to a versatile multi-purpose room, currently utilised as a laundry room, created from the rear section of the integral garage. The front section of the garage has been retained, offering excellent storage space.

Upstairs, the property offers four generously proportioned double bedrooms. The second bedroom enjoys delightful views across Ashwell towards the church and surrounding countryside, while the impressive principal bedroom extends to over 23 foot in length and benefits from its own en-suite bathroom complete with double walk in shower, WC and wash hand basin. Bedrooms three and four are both doubles and feature built-in wardrobes and are served by a spacious family bathroom comprising a full-sized bath, separate shower enclosure, WC and wash hand basin.

Externally, the property continues to impress with beautifully landscaped front and rear gardens. The attractive rear garden is mainly laid to lawn and bordered by mature planting, with a paved patio and an additional seating area off garden room providing multiple places to relax and entertain throughout the day. To the front, a paved driveway provides off-road parking and leads to the remainder of garage providing useful storage.

Offering spacious accommodation, stunning views and an enviable village location, this exceptional family home is ready for its next owners to enjoy. Early viewing is highly recommended to fully appreciate everything this property has to offer.

(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)).

DISCLAIMER The owner of this property is a full-time employee of Country Properties, and the property is being marketed for sale by the company.

- Beautifully extended to create two 20 ft plus bedrooms
- Lounge and dining room
- Contemporary kitchen
- Attractive landscaped gardens to front and rear
- Desirable village cul-de-sac
- Southerly facing 23 ft garden room
- Council Tax Band F- EPC Rating C

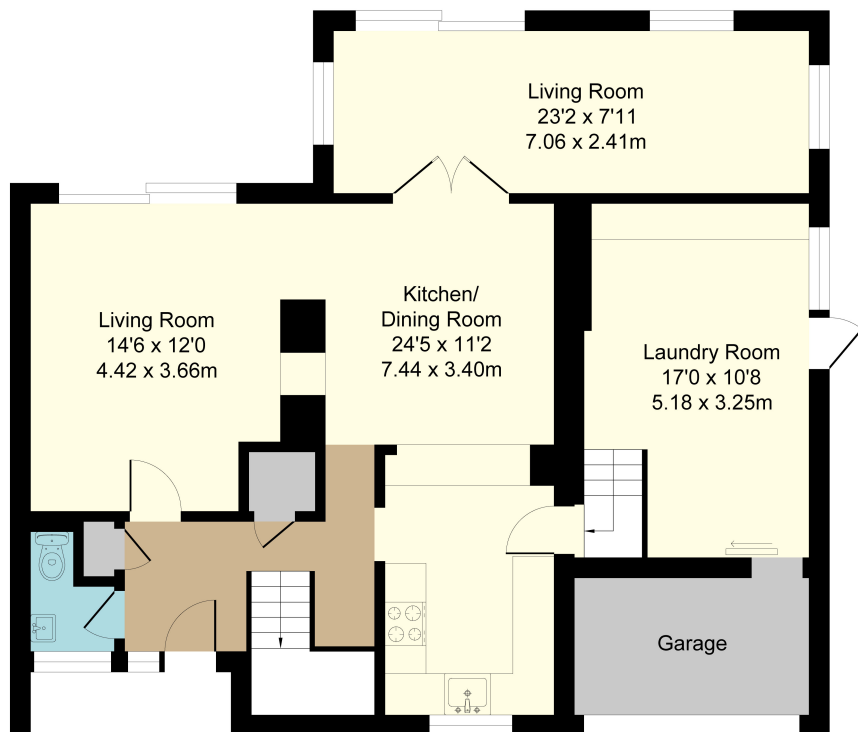






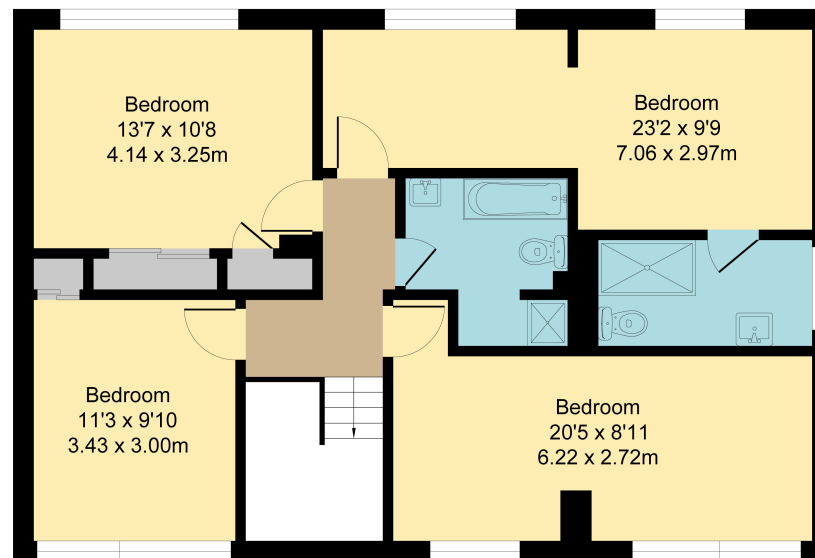
Ground Floor

Area: 93.9 m² ... 1012 ft²



First Floor

Area: 83.7 m² ... 902 ft²



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	71	76
	EU Directive 2002/91/EC	

Total Area: 177.6 m² ... 1914 ft² (Excluding Void & Garage)

All Measurements are approximate and for display purposes only

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 895061 | E: baldock@country-properties.co.uk

www.country-properties.co.uk

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