



The Braughing,

Field Maple Close , Ashwell,, Baldock,
SG7 5BA

£900,000

country
properties

SHOW HOME AVAILABLE TO VIEW – OVER 75% SOLD

Plot 2 – The Braughing is an impressive 2,114 sq. ft. detached five-bedroom home, offering exceptional family living with a large open-plan kitchen/dining/family space, separate living room, study, utility room, double detached garage and private driveway.

Senuna Park is an outstanding collection of 3, 4 & 5 bedroom homes by respected Hertfordshire housebuilder Matthew Homes, set within the picturesque and highly sought-after village of Ashwell. Surrounded by open countryside and rich in history, the development perfectly balances rural charm with excellent connectivity – just four miles from Baldock and within easy reach of London and Cambridge.

Each home has been thoughtfully designed to maximise space and natural light, complemented by high-specification finishes throughout. Features include designer soft-close kitchens with integrated appliances and Quartz worktops, Villeroy & Boch sanitaryware, ceramic wall and floor tiling to bathrooms, and fitted wardrobes to selected bedrooms.

Energy efficiency is a key focus, with PV panels, Waste Water Heat Recovery Systems and EV charging points included to enhance sustainability and reduce running costs. All homes benefit from a 10-year NHBC warranty for added peace of mind.

The Braughing – Plot 2 The ground floor offers a spacious living room, dedicated study, cloakroom, and an exceptional open-plan kitchen/dining/family area – ideal for modern family life and entertaining – alongside a separate utility room.

Upstairs, five well-proportioned bedrooms are served by a contemporary family bathroom, with the principal bedroom benefitting from its own en-suite.

Location Ashwell is a thriving village community offering a nursery, primary school, doctors and dental surgeries, pharmacy, general store, butchers, bakery, coffee shop and traditional public houses. Further highly regarded schooling options are available in the surrounding area.

Ashwell & Morden Station provides frequent rail services to London King's Cross (under 50 minutes) and Cambridge (approximately 20 minutes). The A505, A1 and A10 are also easily accessible, making this an ideal location for commuters.

Images may differ from the advertised plot.

- Carpets and Turf included as seen
- 10-year NHBC New Home Warranty for complete peace of mind
- SHOW HOME AVAILABLE TO VIEW! – High specification finishes throughout
- Designer soft-close kitchens with integrated appliances and complimentary Quartz worktops
- Close proximity to Ashwell & Morden Station providing frequent services into London (Kings Cross) in under 50 minutes and Cambridge approx. 20 minutes
- Located close to a number of highly-regarded schooling options Easy access to major road connections such as the A505, A1 and A10
- Double garage







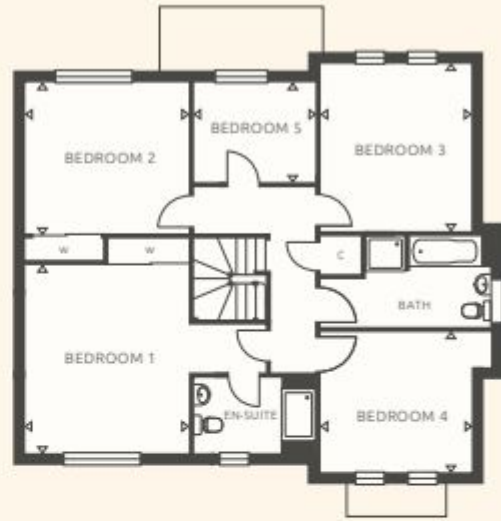


GROUND FLOOR

Living Room	5525 (+bay) x 3950 (max)	18' 2" (+bay) x 13' 0" (max)
Study	3775 x 2925	12' 5" x 9' 7"
Kitchen Area	3900 x 3500	12' 10" x 11' 6"
Dining Area	4900 x 3400	16' 1" x 11' 2"
Family Area	3550 x 3450	11' 8" x 11' 4"
Utility	2775 x 2050	9' 1" x 6' 9"

* NOTE : Side kitchen window and second living window to plot 8 only.

NOTE : Plots 2 & 8 are handed versions of the above, exact garage position and solar panel locations may also differ.



FIRST FLOOR

Bedroom 1	4375 x 3825	14' 4" x 12' 7"
Bedroom 2	3825 x 3500	12' 7" x 11' 6"
Bedroom 3	3700 x 3500	12' 2" x 11' 6"
Bedroom 4	3500 (min) x 3225	11' 6" (min) x 10' 7"
Bedroom 5	2900 x 2350	9' 6" x 7' 9"

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

country
properties

country
properties