



- 15th Century Period Home
- Perfect Combination Of Old & New
- Spacious & Flexible Accommodaion
- 2 Reception Rooms
- Stunning, Open Plan, Kitchen/Dining Room
- Cloakroom
- 4 Double Bedrooms
- 2 En-Suites & Family Bathroom
- Enclosed Courtyard Style Garden

## HIGH STREET, ASHWELL

4 3 2

Ensum Brown are delighted to offer for sale this unique & rarely available, 4 double bedroom home, dating back to the 15th century with a perfect combination of original period features & contemporary finishing. With over 1600sqft of accommodation & located in this highly desired village.

GUIDE PRICE  
**£600,000**

Royston  
**01763 750000**

42 High Street, Royston, Hertfordshire, SG8 9AG

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Written quotations available on request. All loans secured on property. Life assurance is usually required.



# HIGH STREET, ASHWELL, BALDOCK

GUIDE PRICE  
£600,000

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## PROPERTY INSIGHT

Ensum Brown are delighted to offer for sale this unique and rarely available period home, dating back to the 15th century with 18th century additions, that is located in the heart of the highly desired village of Ashwell. This grade II listed home has been lovingly updated throughout by the current owners, including the incorporation in recent years of an adjoining property that make this a very deceptively spacious home with accommodation in excess of 1600sq ft.

Approaching the property, you will find ease of parking outside on the street to both the front and side, which is typical of a period home. You have two points of access to the property, one to the front and another to the side. When entering the property, from the front, you will immediately be wowed by the immediate sight of period features with a perfect combination of sympathetic contemporary finishing, it works just perfectly.

The ground floor accommodation comprises of a sitting room with dual aspect window to the front and double doors that lead out to the rear courtyard style garden. The garden is deceptively spacious and includes a summer house and is extremely low maintenance with the artificial lawn, it is also a real sun trap. Back in the lounge, you will see an example of that new and old combination, with inset ceiling spot lighting and wooden beams which are a feature throughout. Also on the ground floor, you have a useful doakroom toilet, door leading to a cellar which is excellent for additional storage, and a playroom to the rear, which is very versatile in its use of course. The playroom also gives the additional entrance door to this home, this helps the flow of this home work perfectly.

Completing the ground floor and what has to be the real heart of this home, is the split level, open plan kitchen and dining room. This is a great space to spend time as a family and also fantastic for entertaining. The kitchen is completed with a high specification range of bespoke wall and base units with granite work surfaces over. Integrated appliances include twin eye level ovens, a six-ring gas hob with extractor over, dishwasher, fridge/freezer and wine coolers. Simply stunning!

Going to the first floor which you in fact access from two separate staircases. This is just ideal if you want a separate space from the children or perhaps an area just for guests, as up one staircase you have an individual double bedroom with en-suite shower and also with the family bathroom with a luxury fitted four-piece suite including

both a walk-in shower with glass screen and a bath. Up the second staircase you have 3 further bedrooms, all of which are double rooms. The particularly spacious master bedroom features vaulted ceilings, a walk-in wardrobe and a luxury en-suite, again with a four-piece suite featuring both a walk-in shower and freestanding bath. This is yet another stunning example of the superb finishing that you find throughout.

## LOCATION - ASHWELL

Ashwell is a quintessentially English parish village, nestled in north Hertfordshire, 4 miles from the town of Baldock, 7 miles from the town of Royston and 20 miles from the city of Cambridge. It's situated on the chalks cap on the spring line, and the springs are one of the sources of the River Cam. Residents and visitors can visit the freshwater springs, which are part of a 0.3-hectare biological Site of Special Scientific Interest, and enjoy the various opportunities to relax and explore the landscape.

The village has a wealth of well-preserved architecture, spanning several centuries, including St. Mary's Church, dating back to the 14th Century, and the museum, covering all manner of wondrous curiosities relating to the village and its history. There is a thriving community with meetings and activities planned most nights, three pubs, offering a relaxed atmosphere and good food, a dentists surgery, a primary school, a pharmacy, and a variety of shops, galleries and takeaway restaurants.

Ashwell village is also renowned for its peaceful footpath network, perfect for enjoying the countryside, taking long walks with your dog and observing the local wildlife. There are also several successful sports teams for under-12s up to veterans, and many other societies and clubs catering to most interests. The village hall is also available for hire and is well-equipped for a variety of functions.

The village has its own railway station, providing direct links to both Cambridge and London, and the nearby town of Royston also offers further excellent transport links, with a mainline train station offering regular fast services if required. The A1M and M11 are within a 20-minute drive via the A10/A505, and London Stansted and Luton Airports are both 30-minutes away.

To truly appreciate what this lovely village has to offer, we invite all potential buyers to visit and explore the local area. You won't be disappointed!

