



PUTTERILLS

est. 1992

66 High Street, Ashwell, Baldock, SG7 5NS
Offers in excess of £575,000

A stunning renovated character cottage offering spacious accommodation in a central position in this desirable village.

This delightful period house is believed to date back to the 15th Century and has a very interesting history having in its distant past been both a sweet shop and a butchers. The property has been completely renovated by our current clients in 2016 to an exceptionally high standard. They have managed to seamlessly blend the beautiful character of the property with modern amenities and a flowing layout ideal for modern living. The accommodation offers light and generous size rooms with the internal space extending to just over 1800 ft. The accommodation includes three reception areas, including a contemporary open plan kitchen/dining room. To the first floor there are four double bedrooms including a stunning master suite with vaulted ceiling, walk in wardrobe and en-suite bathroom. There is a further en-suite and family bathroom. Externally there is a very private and delightful courtyard garden. The property is located centrally in this very desirable village.

Please note that Google street view is out of date and shows a takeaway which now forms part of this property.

Just 20 miles from Cambridge and with its own railway station (on the Cambridge to London line). Ashwell has much to fall in love with. There are excellent amenities including a village store, bakers and butchers, post office, gift shop and café, pharmacy, three pubs, and a doctor's surgery. Baldock and Letchworth Garden City offer easy reachable extensive recreational and retail facilities for a complete lifestyle. Schooling for all ages, both state and private is readily available in the area including a primary school in Ashwell, Knights Templar in Baldock. St Christopher's and St Francis in Letchworth. Road links are excellent with easy access to the A505 and the A1 offering excellent links to London, the M25 and M11 and Stansted and Luton airports. There are excellent commuter rail links with a number of very convenient options in the area from Baldock, Ashwell and Morden (Cambridge from 24mins) and Stevenage.

ENTRANCE HALL

CLOAKROOM

SITTING ROOM 19'3" x 10'8" (5.87m x 3.25m)

CELLAR

KITCHEN/DINING ROOM 25'3" x 10'4" (7.70m x 3.15m)

STUDY 13'10" x 12'7" (4.22m x 3.84m)

FIRST FLOOR

BEDROOM ONE 11'7" x 11'4" (3.53m x 3.45m)

WALK-IN WARDROBE 11'2" x 4'1" (3.40m x 1.24m)

EN-SUITE 9'4" x 7'6" (2.84m x 2.29m)

BEDROOM TWO 10'10" x 10'2" (3.30m x 3.10m)

EN-SUITE 6'11" x 4'11" (2.11m x 1.50m)

BEDROOM THREE 13'3" x 12'7" (4.04m x 3.84m)

BEDROOM FOUR 12'8" x 11'6" (3.86m x 3.51m)

BATHROOM 8'5" x 6'9" (2.57m x 2.06m)

OUTSIDE

COURTYARD GARDEN

TENURE

Freehold

EPC

EER: EXEMPT AS GRADE II LISTED

FLOORPLAN AND BROCHURE DISCLAIMER

All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on or form any part of a legal contract. 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.

VIEWING INFORMATION

By appointment only through Putterills of Hertfordshire, through whom all negotiations should be conducted.

SANDS FINANCIAL MANAGEMENT

We offer impartial, whole of market mortgage advice and insurance products from a selected panel of providers. So whether you are a first-time buyer, buying to let or moving house, we will help you find the best deal. Please contact us on 01462 632222.

MONEY LAUNDERING REGULATIONS

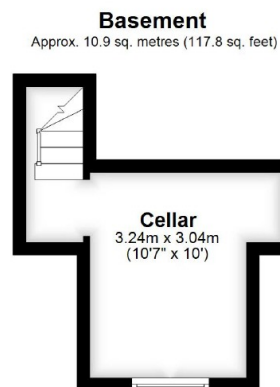
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



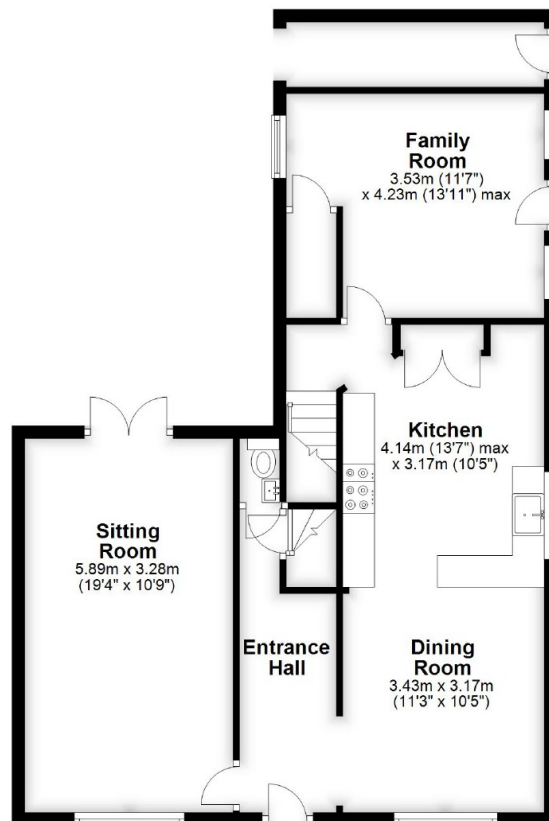




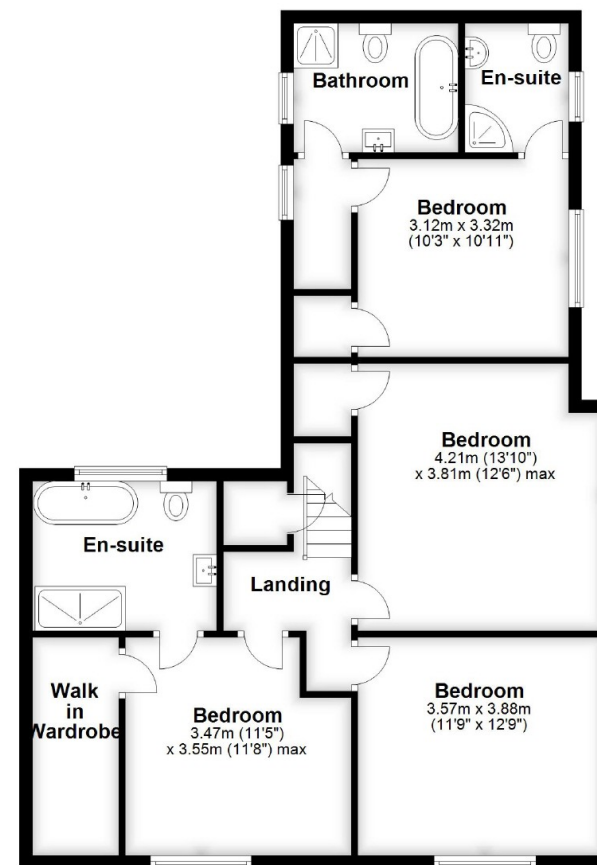




Ground Floor
Approx. 70.9 sq. metres (763.6 sq. feet)



First Floor
Approx. 85.2 sq. metres (917.5 sq. feet)



Total area: approx. 167.1 sq. metres (1798.9 sq. feet)