

# Townsend House

Ashwell, Hertfordshire





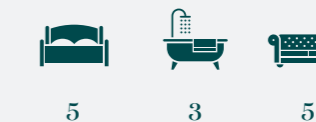


## A magnificent village house with secondary accommodation set in delightful formal gardens.

Ashwell & Morden Station 2 miles (London Kings Cross 46 minutes), Cambridge 19 miles, Luton Airport 22 miles

Stansted Airport 33 miles, Central London 43 miles

(Distances and times approximate).



### Summary of accommodation

Reception hall | Drawing room | Dining room | Snug | Sun room | Conservatory | Kitchen/breakfast room | Utility room | WC | Wine cellar

Principal bedroom suite with dressing room and en suite bathroom | Principal guest bedroom suite with en suite shower room

Three further bedrooms | Family bathroom

### Annexe

Kitchen/living room | Two bedrooms | Shower room

### Garden and Grounds

Beautiful formal gardens | Walled garden | Orchard | Swimming pool | Extensive garaging | Outbuildings including gardener's room

**In all about 2.57 acres**



## Situation

Times and distances are approximate

Townsend House is beautifully positioned in the heart of the sought after village of Ashwell (originally an Anglo-Saxon market town) which is today a thriving community with numerous sporting, social and cultural organisations.



Shopping in the village, including general store, delicatessen, post office, baker, butcher and chemist with a more extensive range of facilities including restaurants in nearby Baldock, Royston, Hitchin and Letchworth.



A1 (M) giving direct access to London and the M25, which in turn connects with the M40 and M4 to Heathrow.



Ashwell & Morden station (London Kings Cross from around 42 minutes)



Highly regarded village primary school and an excellent choice of state and private schools in Hitchin, Letchworth and Cambridge.



The village is surrounded by numerous footpaths and byways.



Chesfield Downs  
Letchworth Golf Club  
Royston Golf Club

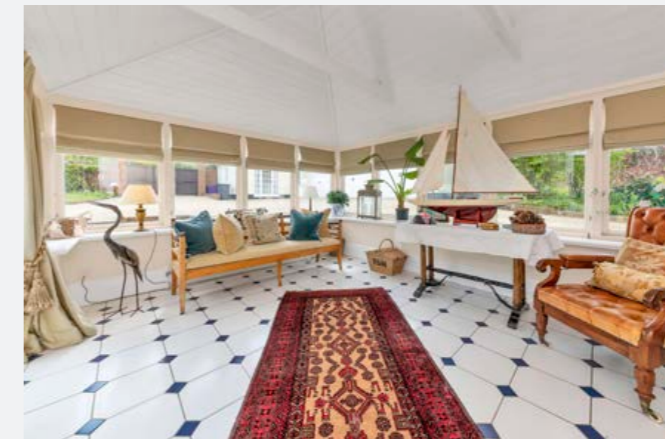


## Townsend House

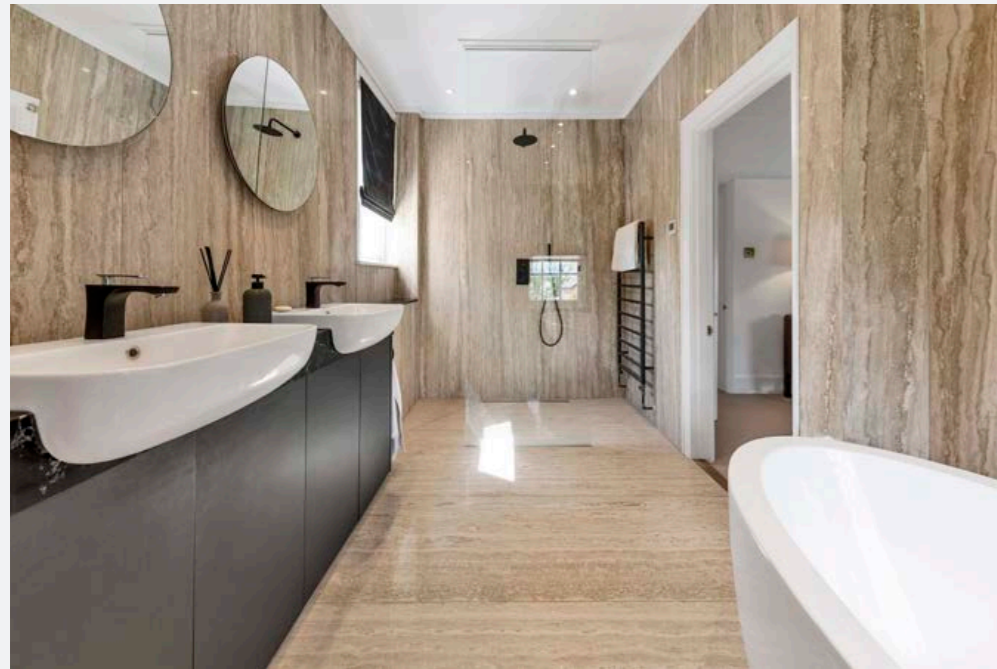
Townsend House is a delightful family home built in the mid-20th century with later additions. The house sits in around 2.57 acres of grounds positioned at the head of a long drive and enjoys elevated views over the surrounding countryside.

The house benefits from well-proportioned interiors which are well arranged offering flexible accommodation for family living and ideal for entertaining, including a large dining room and drawing room as well as a well-positioned kitchen/breakfast room, with snug off. The bedroom accommodation is light and spacious, comprising a principal bedroom suite with en suite bathroom and dressing room, a principal guest suite with en suite shower room, three further bedrooms (one presently used as a study) and family bathroom. The first floor enjoys delightful views over the immaculate formal gardens.













Annexe

## Outside

The house has two entrances, one off Lucas Lane and the other off Ashwell Street. The principal drive leads up to a large parking area at the front of the house as well as the rear courtyard, with its extensive garaging, gardener's room and boiler room. Within the courtyard there is also a two bedroom annexe (see enclosed floorplans).

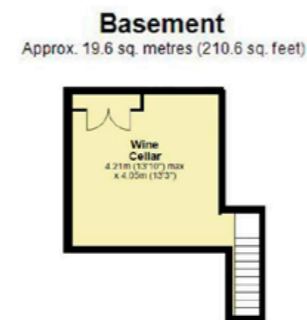
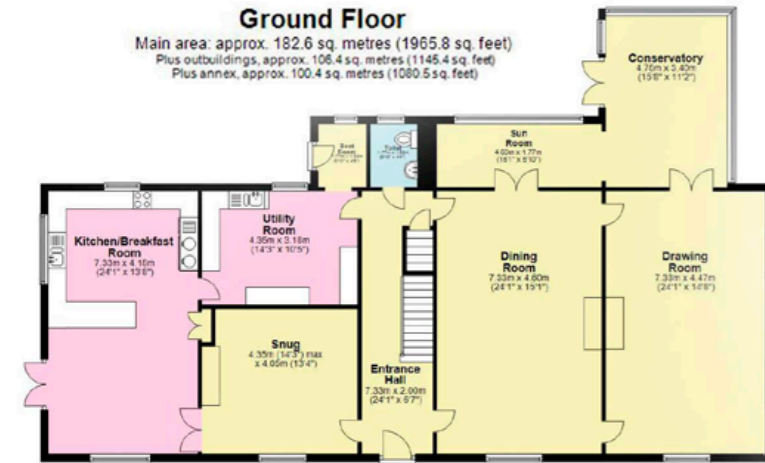
The gardens are a particular feature of the property, having been beautifully maintained over the years. To the east of the house is a charming walled garden, with swimming pool, orchard and extensive vegetable patch, surrounded by beautifully manicured box hedging and a greenhouse to one side. The principal part of the garden is mainly laid to lawn, enjoying magnificent views.





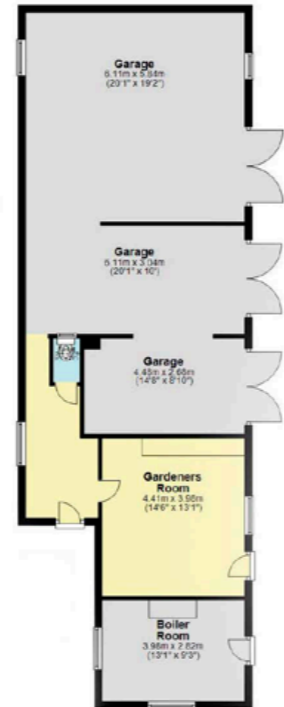
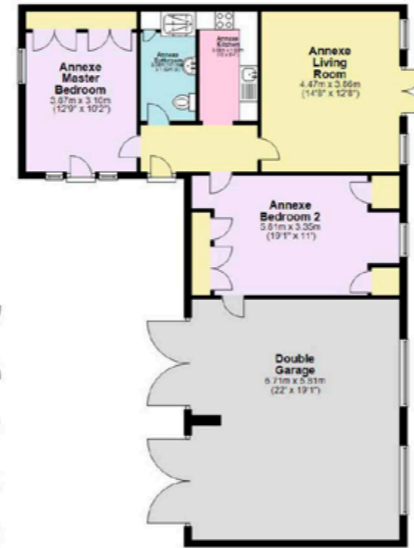


Approximate Gross Internal Floor Area  
 House: 366.4 sq m / 3,944.2 sq ft  
 Outbuildings: 106.4 sq m / 1,145.4 sq ft  
 Annexe: 100.4 sq m / 1,080.5 sq ft



Main area: Approx. 366.4 sq metres (3944.2 sq feet)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



## Property Information

**Services:**

Mains water, electricity, and drainage  
 Oil fired central heating

**Tenure:**

Freehold.

**Local Authority:**

North Hertfordshire District Council  
 Tel: 01462 474000

**Council Tax:**

Townsend House - H  
 Annexe - A

**EPC:**

Townsend House - E  
 Annexe - D

**Postcode:**

SG7 5LN

**what3words:**

[/w3w.co/salad.populate.held](https://w3w.co/salad.populate.held)

**Viewings:**

All viewings strictly by appointment only through the vendor's sole selling agents, Knight Frank LLP







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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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