



STATION ROAD
Odsey

Carter Jonas

STATION ROAD, ODSEY, BALDOCK, HERTS, SG7 5RR

- Ashwell & Morden Railway Station – approx. 0.1 miles
- Royston – approx. 4.5 miles
- Baldock – approx. 4.5 miles
- Cambridge – approx. 15 miles

Delightful & secluded village location • 3 Versatile reception rooms • Kitchen/breakfast room • 3 Double bedrooms • 2 Bathrooms (1 ensuite) • Studio for working from home/hobbies/gym • Large gardens • Detached garage & parking • Within walking distance of mainline railway station • EPC rating D

DESCRIPTION

Formerly a working mill, this delightful Victorian property is a very well-presented, three-bedroom home offering light-filled accommodation of over 1900sqft. The house is full of period character balanced with modern, contemporary living space.

The ground floor is centred around the central chimney breast and comprises a stunning reception/dining hall with stone and oak flooring, a well-fitted kitchen with Rangemaster stove, a snug/family room and a sitting room with doors to the garden and a fireplace fitted with a wood burner.

On the first floor are three double bedrooms and two stylish bathrooms, one en-suite to the principal bedroom. All three bedrooms are dual aspect, taking full of advantage of the light and outlook.

The current owners have made some changes and update since purchasing which include a new kitchen, new bathrooms and new energy-efficient windows. The charm and appeal of this highly, individual property has to be seen to be fully appreciated.

CHARACTERFUL AND UNUSUAL DETACHED PERIOD HOME IN DELIGHTFUL GROUNDS BACKING ONTO WOODLAND WITH SUPERB COMMUTER LINKS.



OUTSIDE

The property occupies a tucked away position set well back from the road and accessed via a long paved driveway bordered by mature hedging and fruit trees. This leads to parking for a number of cars and gives access to the detached garage. A special feature of this lovely home is the generous and secluded outside space. The gardens are mainly laid to lawn with a private terrace to the back of the house, ideal for al-fresco dining etc. The gardens are pleasantly planted with a variety of mature shrubs and trees and overlook a pretty, wooded copse. There is a summer house with power and light along with a useful studio/home office adjoining garage, perfect for working from home or a gym etc

LOCATION

Odsey is a small hamlet situated one mile from the popular and well-served village of Ashwell. Its location is rural set within lovely rolling hills, with some wonderful walks and views, yet has the much sought-after benefit of being on a main railway line that runs between Cambridge and London, ideal for commuters, school-goers etc. There is also easy access to the market town of Royston and Baldock, with varied and extensive local amenities. The village of Ashwell has further independent shops along with a very good public house and a primary school.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: Mains electricity, water and gas. Private drainage. Electric underfloor heating in the sitting room.

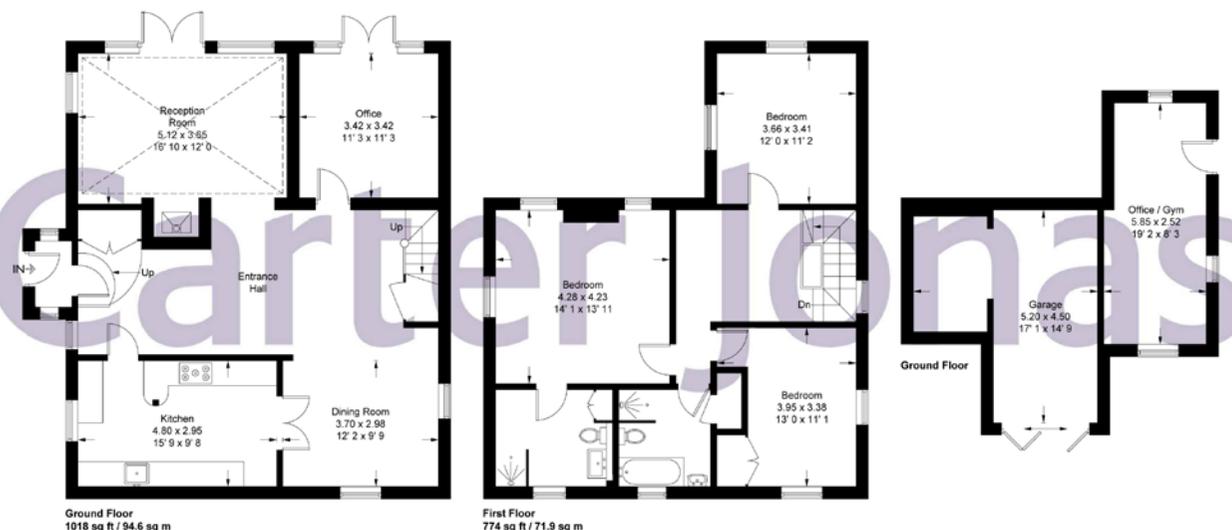
Local Authority: South Cambridgeshire District Council

Viewings: Strictly by appointment with the Selling Agents
Carter Jonas 01223 403330



Station Road

Approximate Gross Internal Area = 1792 sq ft / 166.5 sq m
 Garage = 207 sq ft / 19.2 sq m
 Office / Gym = 152 sq ft / 14.1 sq m
 Total = 2151 sq ft / 199.8 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Cambridge South 01223 403330

cambridgesales@carterjonas.co.uk

The Marque, 141 Hills Road, Cambridge, CB2 8RJ

carterjonas.co.uk

Offices throughout the UK

Exclusive UK affiliate of

CHRISTIE'S
INTERNATIONAL REAL ESTATE

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.