



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
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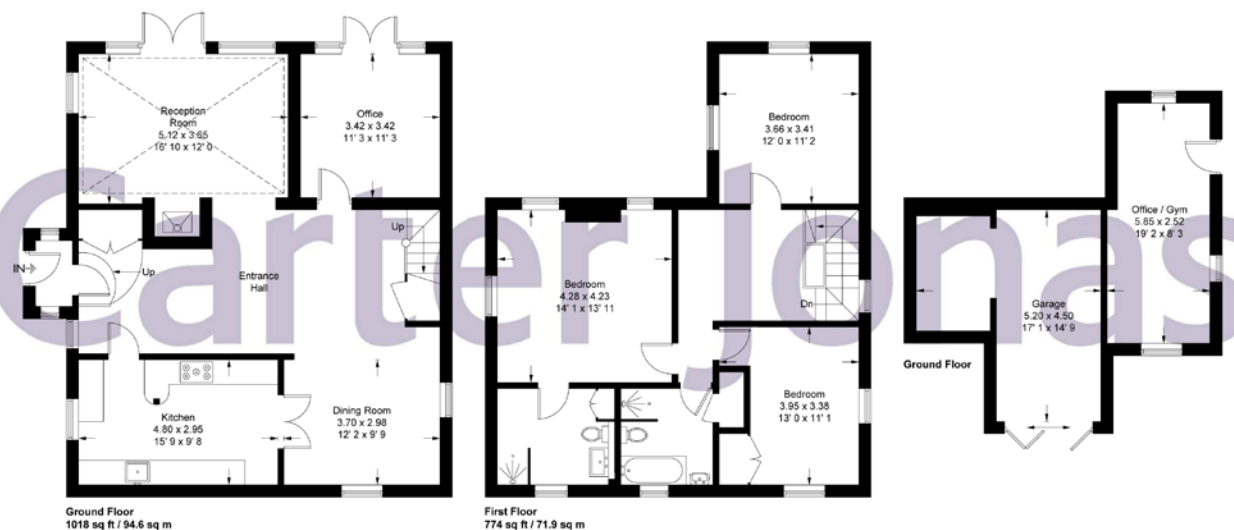
Station Road

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



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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

IMPORTANT INFORMATION

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