

HARVEST PLACE

CLAYBUSH HILL MEADOW, ASHWELL,
HERTFORDSHIRE, SG7 5FJ

Hightown Homes has 2 bedroom houses available for
shared ownership in Ashwell, a beautiful village
in the north of Hertfordshire

WELCOME

Harvest Place is a beautiful new development on the southern edge of Ashwell, an historic village in Hertfordshire. Only seven miles west of Royston and under 20 minutes' drive from Letchworth, Harvest Place offers a traditional British village lifestyle with the additional comfort of a modern home.

The local area

Harvest Place is located a mere 8 minute stroll from the centre of the charming village of Ashwell which dates back to 1350 and is famed for its natural springs, one of the sources of the River Cam.

The village is a thriving, active community with a host of local amenities including a butchers, bakers, post office, hairdressers, dentist, local stores, pubs and cafes. It even has its own museum full of the everyday objects of life in the village and the surrounding countryside from the Stone Age to the present day. Ashwell Village Hall plays host to a Karate Club, Pilates, a Playgroup, School of Dance and Theatre Club. There is also a primary school and day nursery located within the village.

The stunning, surrounding countryside is the perfect place to explore on foot or bicycle and changes with the seasons with fields of wheat, barley, sugar beet, peas and oil-seed rape.

Letchworth Garden City is less than 20 minutes from Ashwell by car and is the world's first Garden City offering some interesting places to explore. In the town centre you'll find the Broadway Cinema and Theatre, the Broadway Gallery plus plenty of places to shop, eat and drink.



SPECIFICATION

Homes elegantly crafted to match your lifestyle.

Kitchen

- Contemporary grey fitted kitchen units with worktops
- Built-in single electric oven
- Built-in four burner gas hob
- Stainless steel cooker hood
- Grey glass splashback to hob
- Integrated fridge freezer, washing machine and dishwasher
- 1.5 bowl sink
- Karndean vinyl flooring

Bathroom

- White bathroom suite
- Chrome heated towel rail
- Glass shower screen
- Thermostatic shower over bath
- Shaver socket
- Karndean vinyl flooring
- Full height wall tiles around bath and half height to basin

Cloakroom

- White sanitary ware
- Tiled splashback to sink
- Karndean vinyl flooring

Interiors

- Double glazed UPVC windows
- 80/20 carpet to all living areas
- Carbon monoxide detector
- Smoke detector
- Gas central heating

Exteriors

- Turf to rear garden
- Sky Q cabling
- Allocated parking
- 125 year lease
- NHBC warranty

Please note buyers will only be able to purchase a maximum 80% share of the value of the property



FLOOR PLANS

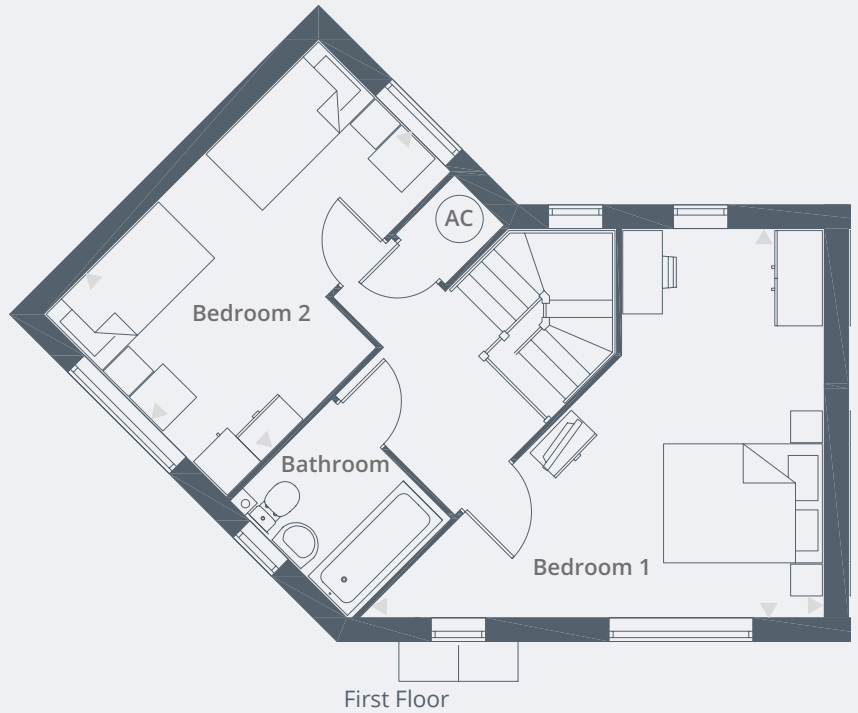
2 BEDROOM HOUSES

Plot 26 | 12 Claybush Hill Meadow, Ashwell, Baldock, Hertfordshire, SG7 5FJ

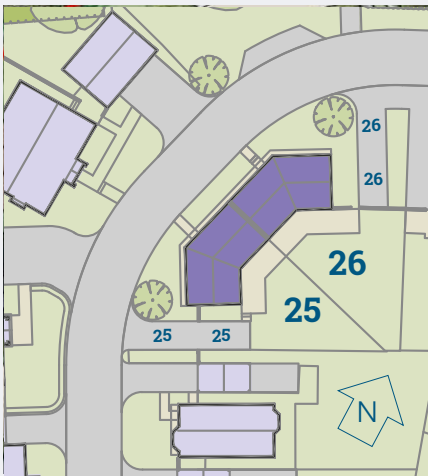
Plot 25* | 10 Claybush Hill Meadow, Ashwell, Baldock, Hertfordshire, SG7 5FJ



Front Elevation



First Floor

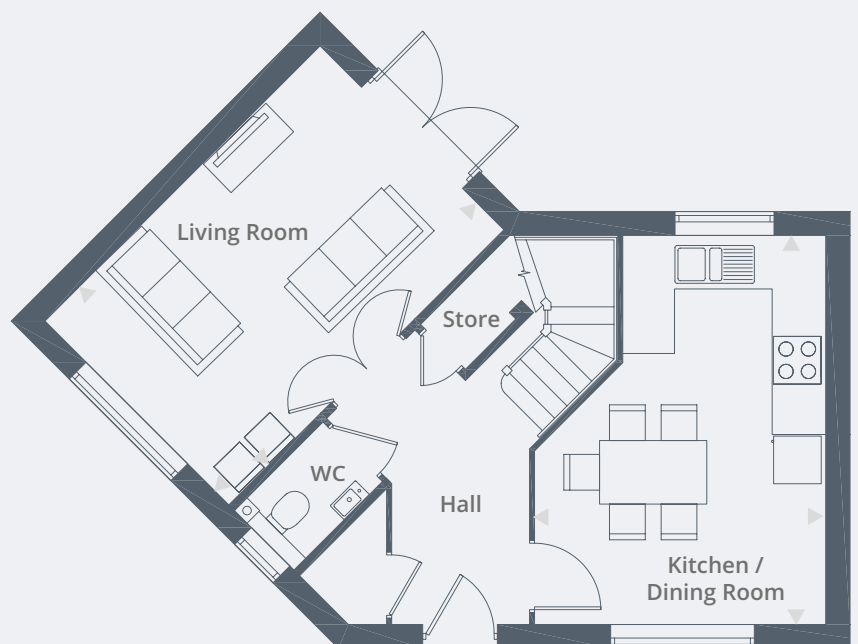


* Plot 25 is handed from the plan drawn

Dimensions

Living Room	4.90m x 3.25m	16' 0" x 10' 7"
Kitchen / Dining Room	4.90m x 3.70m	16' 0" x 12' 1"
Bedroom 1	4.90m x 3.70m	16' 0" x 12' 1"
Bedroom 2	4.90m x 3.25m	16' 0" x 10' 7"

Total Area 92m² / 990ft²



Ground Floor

SITE PLAN



LOCATION MAP

Ashwell and Morden train station is on the Thameslink Line and located only 7 minutes* away by car from Harvest Place. A regular service runs to London Kings Cross in 46 minutes[†]. Services to Cambridge in 19 minutes and Brighton in just over 2 hours for days out to the south coast. Harvest Place is perfectly situated for excellent road connections via the A1 with Luton Airport only a 30 minute drive away.

SAT NAV: SG7 5RA



Source: *www.tfl.gov.uk. †www.nationalrail.co.uk

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For further information call 01442 292381
or email sales@hightownha.org.uk

www.hightownhomes.com

 HightownHomes



Hightown Homes Hightown House
Maylands Avenue Hemel Hempstead
Herts HP2 4XH

Hightown Homes is a trading name of Hightown Housing Association. A charitable housing association.

We take every care to ensure that the correct information is given. We hope you find it useful, however complete accuracy is not guaranteed and the information is expressly excluded from any contract. Design and layout details are subject to Local Authority approval and all room sizes are approximate dimensions. We would like to point out that the computer-generated images, floor plans, sizes, specification and any other layouts are for guidance only.