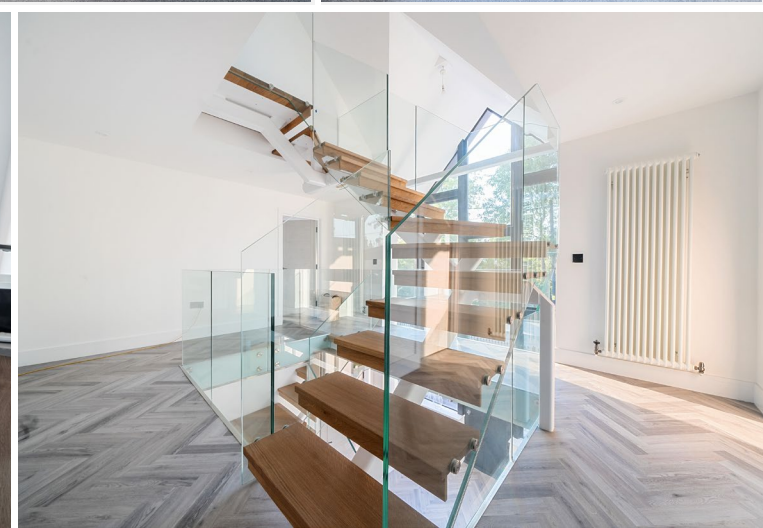
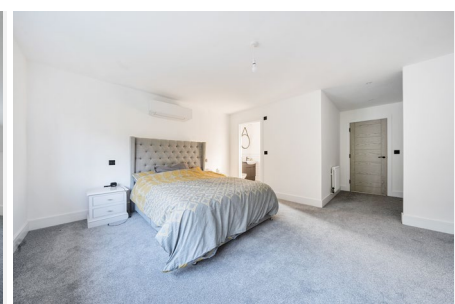


# ASHGROVE HOUSE

## GLATTON







Ashgrove House is a recently completed individually designed detached home, offering approximately 3800sqft of immaculately presented accommodation finished to a high standard throughout. In addition to the main house, the plot also includes a self-contained annexe above the double garage. Attractively offered to the market with NO CHAIN.

Set across three floors, this impressive property offers accommodation comprising a welcoming entrance hall with cloakroom, snug/family room and a large living room which opens through to a state of the art dining kitchen boasting a large central island, separate utility room and bifold doors which open onto the garden terrace. The first floor is approached by an impressive floating glazed staircase, leading to a galleried landing which gives access to four double bedrooms, two of which benefit from ensuite facilities and the further two serviced by a main family bathroom. The second floor boasts a wow master suite, with an ensuite bathroom featuring a stand-alone bath tub and separate shower.

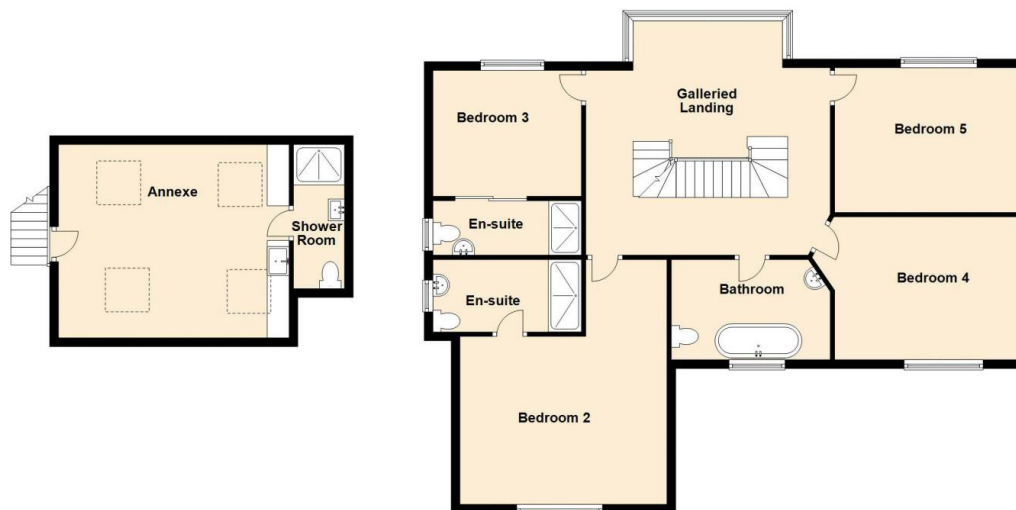
Externally, the property offers security with iron railings surrounding the perimeter and electronic gates opening to the driveway and onto the double garage beyond. There is a private rear garden with a good size area of lawn and spacious patio which is ideal for outdoor entertaining.

Glatton is a small village positioned in between Peterborough and the well-regarded town of Oundle. It is a picturesque village including St Nicholas' Parish Church and the Addison Arms pub, which won the Huntingdonshire Rural Pub of The Year Award. Glatton Village Hall is the heart of the village and is the venue for a variety of activities, clubs/societies and private parties. The nearby village of Sawtry has a range of useful shops with Peterborough, Oundle and Huntingdon within easy access for a wider selection of shops, entertainment, sports and leisure facilities. Peterborough train station is approximately 8 miles away, giving direct access to London in around one hour.

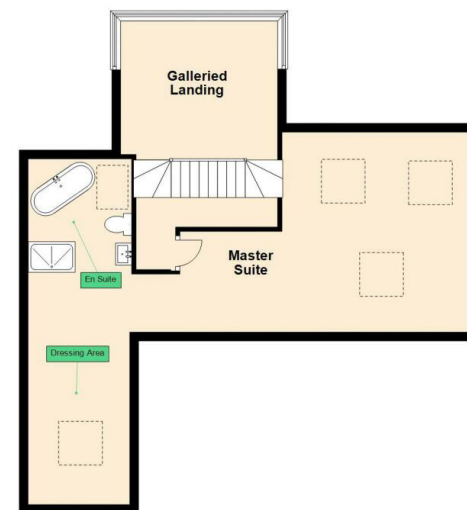
**Ground Floor**  
Approx. 177.7 sq. metres (1912.2 sq. feet)



**First Floor**  
Approx. 136.3 sq. metres (1466.9 sq. feet)



**Second Floor**  
Approx. 45.7 sq. metres (491.9 sq. feet)



Total area: approx. 359.6 sq. metres (3871.1 sq. feet)

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