



EH

EXQUISITE
HOME



LIVING ON TWO LEVELS

At the very tip of north Hertfordshire is the historic town of Royston. In a quiet and peaceful location a short walk from the town centre, surrounded by mature trees and woodland, is this charming split level house with generous and flexible accommodation. It has plenty of off-street parking, a double garage and a low maintenance garden, as well as four reception rooms, one cloakroom, three bathrooms and four bedrooms. Built in 1980, it has the over-sized windows so typical of that period, flooding the entire house with natural light year-round. Transport links here are excellent, with regular fast trains running from the station to Cambridge and London Kings Cross, ideal for those who have to travel to work. The A505 loops around the north of the town and connects it to the M11 to the east and the A1 to the west.

The present owners bought the house twenty years ago, attracted by the tranquillity of the location and the ease of accessing local amenities. The station is a twenty-minute walk away, and the town centre around seven minutes' walk. They also saw the potential to transform the ground floor into a fully self-contained annexe, perfect for Airbnb or holiday lets, with the correct planning permission in place. This would be entirely possible, and with the proximity to Cambridge and London, it would be ideal for short lets, providing an income stream if desired.

There is room for four cars to park on the drive. Steps wind up to the front door which has an attractive balcony next to it, ideal for container gardening. The front door opens into the welcoming entrance hallway. All the internal doors (except for those leading into the bedrooms) are made from glass, which adds very greatly to the internal flow. Standing in the hallway, one can see right through the house and out to the garden through the large staircase window. To the right is the generously proportioned dual aspect sitting room with an exposed brick chimney breast and log burner, plus sliding doors out on to the side terrace. Over the years, the house has welcomed many guests and there is more than enough room for entertaining and family living in this charming space. Next door is the dining room, with doors leading out into the garden. The dual aspect kitchen next door has beech cabinets, recently installed granite worktops, an integrated double electric oven and a gas induction hob with four rings.

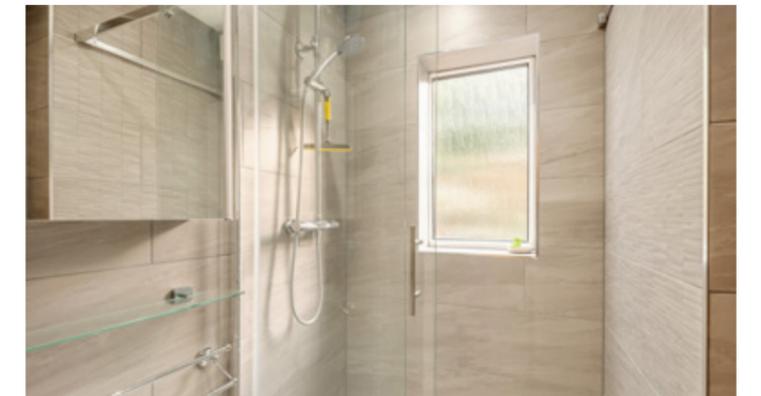
The landing is almost a room in itself, flooded with light and with enough room for some furniture if required. The principal bedroom, looking out over the back garden, benefits from an en suite shower room. The second bedroom is a good sized double and the third a small double, ideal as a home office, a nursery or hobby room. The loft offers useful extra storage and the accommodation on this level is completed by the three piece family bathroom with bath and shower over.





UPSTAIRS DOWNSTAIRS

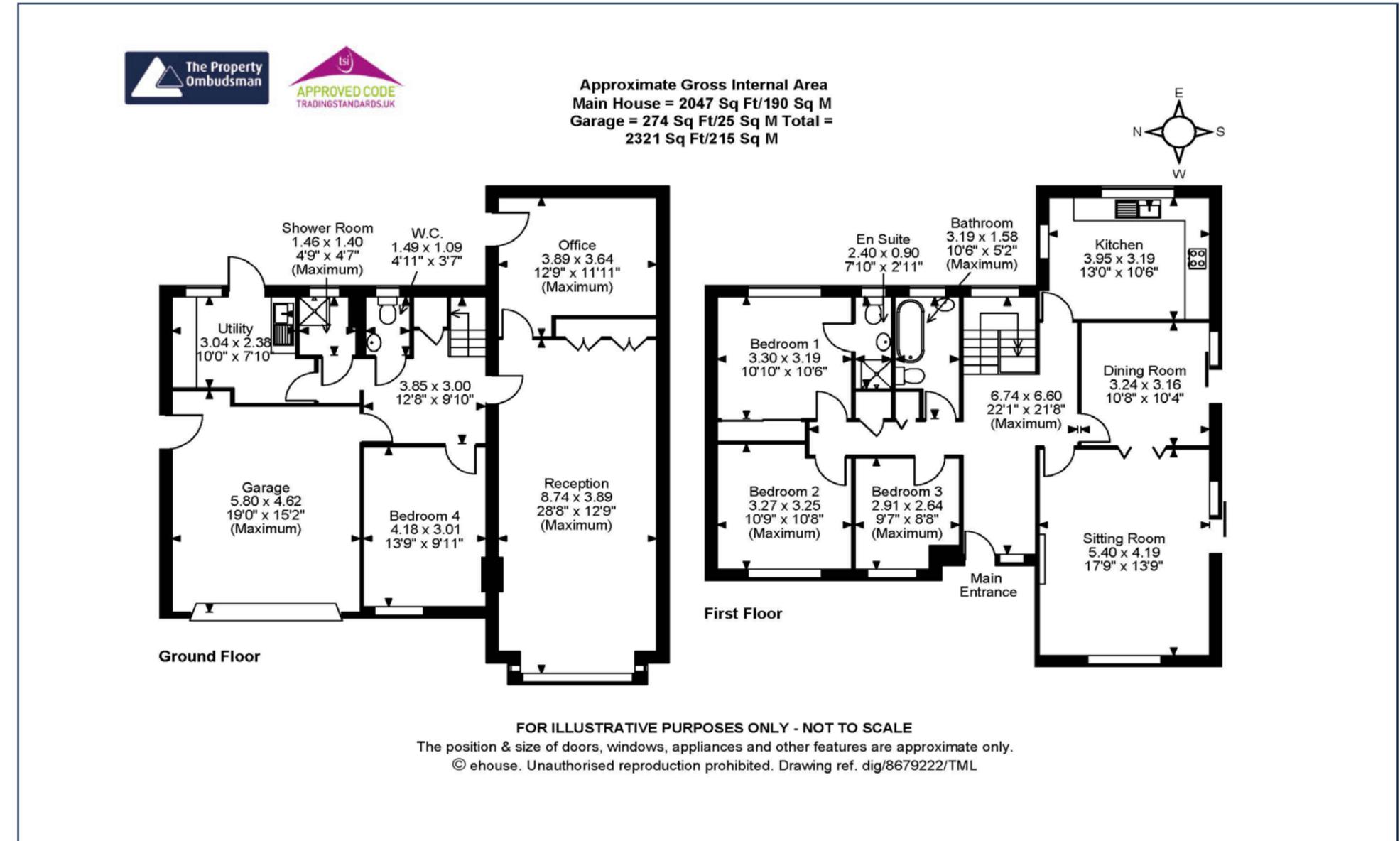
The ground floor, accessed via the staircase, has huge potential. Taking up much of the space is the truly magnificent wooden floored music room with bay window, built in cupboards, views of the front garden and patio and more than enough space for any kind of use. Next door is the useful home study. The small hallway has a cupboard under the stairs with light and power, ideal for hanging coats and stowing boots and shoes. A cloakroom and smart, contemporary shower room lead off the hallway, as does the utility room with a sink and plumbing for a washing machine. The fourth bedroom is a double. Next door, the integrated double garage could, if desired, and with the correct planning permission in place, be converted into a home gym, or an open plan living/dining/kitchen space. There is plenty of potential, although the present layout very much lends itself to family living. The house is in excellent condition and would suit any family configuration.



LOCATION

The east facing rear garden is very attractive, making the most of the space and setting with clever planting, stepped levels and plenty of room for additional flower beds if required. There are several mature beech and conifer trees, an apple tree with three varieties grafted on to it, various roses and plenty of ground cover plants. There are also two useful sheds, perfect for storing bulky items of garden furniture and equipment. The back garden is partly laid to lawn with a patio and a side terrace. Wildlife is very much in evidence with frequent sightings of owls, woodpeckers and garden birds. To the rear of the house is a lovely area of woodland with a public right of way through it. For any keen walkers and runners, this is an ideal spot.

Royston itself is well served with amenities, with a twice-weekly market, pubs, shops, several infants' schools, a middle and high school academy and Catholic primary school. Perfect for commuters and families, in a popular market town with excellent transport links, with off street parking, an easy to manage garden and particularly spacious and flexible accommodation, this lovely house must be seen to be believed.



All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and must not be inferred that any item shown is included with the property. These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified and should not be relied on without verification and do not necessarily reflect the views of the agent.



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