



High Street, Royston, SG8 5QN

CHEFFINS

High Street

Orwell, Royston,
SG8 5QN

4 2 3

Guide Price £850,000

- Substantial Detached Family Home
- Four Double Bedrooms
- Open Plan Sitting/Dining Room
- Open Plan Kitchen/Breakfast Room
- Expansive Living Room
- Integral Garage Offering Vital Storage Or Potential To Convert (STP)
- Private Rear Garden
- Field Views

A truly rare opportunity to acquire this substantial detached family home, offering exceptionally versatile accommodation arranged over two floors. The property boasts an open-plan kitchen diner and a particularly impressive living room with sliding doors opening directly onto a beautifully landscaped and well-manicured rear garden. Further benefits include an integral garage, generous off-road parking, and a prime position on the edge of this highly sought-after village. The house enjoys wonderful views over open fields to the front while being just a short distance from a well-stocked village shop and the welcoming local pub.





Guide Price £850,000
Tenure - Freehold
Council Tax Band - F
Local Authority - South Cambridgeshire

PANELLED GLAZED ENTRANCE DOOR

leading through into:

ENTRANCE HALLWAY

with coved ceiling, original parquet flooring, spiral staircase leading up to first floor accommodation, wall mounted thermostat, panelled doors leading into respective rooms.

CLOAKROOM

comprising of a two piece suite with low level w.c., with concealed dual hand flush, wash hand basin with hot and cold mixer tap, tiled surround, wall mounted mirror, tiled flooring, tiled upstands, coved ceiling, inset downlighters, double glazed window fitted with privacy glass out onto side aspect.

UTILITY

comprising a collection of both wall and base mounted storage cupboards, stone effect rolltop work surface with inset stainless steel sink with hot and cold mixer tap, drainer to side, water softener unit, space and plumbing for washing machine and tumble dryer, space for additional fridge/freezer, tiled flooring, coved ceiling, cupboard housing warm air heating system, double glazed window to side aspect.

SITTING ROOM

centrally positioned multi-fuel burner with wooden mantel and hearth providing a wonderful focal point to the room, with large mirror above, silk coverings to wall and ceiling, double glazed windows to front aspect, double glazed French doors and side windows leading out onto garden, access via panelled glazed door from hallway, opening through into:

DINING ROOM

with feature silk walls and ceiling, double glazed French doors and side windows leading out onto garden.

OPEN PLAN KITCHEN/BREAKFAST ROOM

with kitchen comprising a collection of both wall and base mounted storage cupboards and drawers with soft closing feature, stone work surface with inset stainless steel sink with hot and cold mixer tap, drainer to side, integrated Neff oven with slide away door, oven & microwave grill above, integrated 4 ring De Dietrich induction hob with extractor hood above, integrated and concealed dishwasher, integrated and concealed fridge, central kitchen island with continuation of the work surface creating breakfast bar, inset LED downlighters, tiled flooring, panelled glazed door leading out onto side access into garden and opening through into:

LIVING ROOM

A most expansive space accessed via a set of panelled double doors from the kitchen/breakfast room with oak engineered flooring with underfloor heating, gas fireplace with stone hearth, fitted book casing, inset LED downlighters, skylights, double glazed window and a set of double glazed sliding doors out onto garden.

ON THE FIRST FLOOR

LANDING

with coved ceiling, storage cupboards one very deep to the front and one being the airing cupboard housing pressurised hot water cylinder, fitted timber shelving, inset downlighters, double glazed window to front aspect.

FAMILY BATHROOM

comprising of a five piece suite with corner panelled bath with hot and cold mixer tap, corner shower cubicle with wall mounted electric Powershower accessed via a glazed sliding door, low level w.c. with hand flush, bidet with hot and cold mixer tap, wash hand basin with hot and cold mixer tap, tiled walls, wall mounted shaver point, heated towel rail, tiled flooring, with underfloor heating, coved ceiling, inset downlighters, double glazed window fitted with privacy glass out onto side aspect.

PRINCIPAL BEDROOM SUITE

with coved ceiling, extensive range of built-in wardrobes fitted with railings and shelving, wall mounted lighting, vanity desk, coved ceiling, double glazed windows to both front and rear aspect, panelled door leading through into:

ENSUITE SHOWER ROOM

comprising of a three piece suite with large walk-in shower cubicle with wall mounted shower head, additional shower head attachment with a glazed shower partition, low level w.c., with concealed dual hand flush, wash hand basin with hot and cold mixer tap, tiled wall, shaver point, wall mounted heated mirror, wall mounted lighting, inset LED downlighters, extractor fan, underfloor heating, double glazed window fitted with privacy glass out onto rear aspect.

BEDROOM 2

with coved ceiling, wall mounted lighting, double glazed window overlooking garden.

BEDROOM 3

with built-in wardrobes fitted with railings and shelving, loft access with ladder, coved ceiling, double glazed window overlooking garden.

BEDROOM 4

with built-in wardrobes fitted with railings and shelving, inset downlighters, coved ceiling, double glazed windows to front aspect.

OUTSIDE

To the front the property is approached off the High Street via a dropped kerb leading onto a block paved driveway with enough parking for multiple vehicles this in turn leads to the up and over garage door and the main block paved area is bordered by some extremely well stocked bedding to create an excellent sense of privacy to the front. The block paved pathway extends to a tiled step in front of the entrance door as well as following round to the right and provides access to the side passageway.

To the rear of the property is an extremely private garden principally laid to lawn with an extensive paved patio area with outside tap and mains powerpoint, led directly off the rear part of the property and all main reception rooms providing a wonderful space to both relax and entertain, wall mounted lighting, bordered by some well stocked bedding and a small brick wall provides access to one of the side access points, the patio then leads round to the main lawned area which is further bordered by well stocked bedding full of mature shrubs, flowering plants and trees. Paved pathway leading to the timber storage shed and behind the living room is the oil tank and gas bottles and boiler. To the very rear of the garden is a raised patio area enclosed by low level brick wall providing further space for outside entertaining and relaxing and adjacent to this is a raised pond with fountain, with electrical supply nearby.

GARAGE

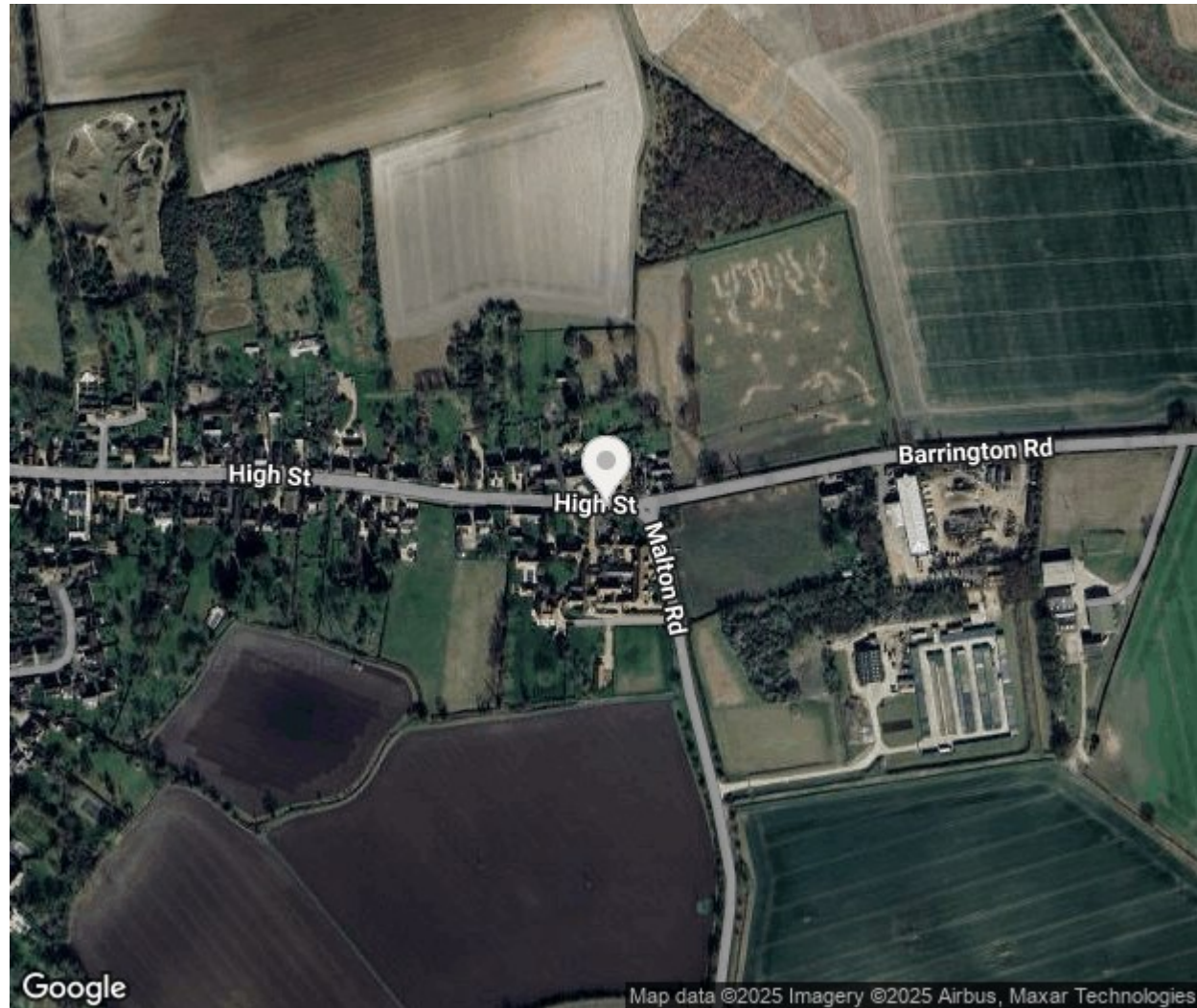
accessed via an internal door from the hallway as well as side door, electric up and over door, hardstanding flooring, vaulted ceiling, fitted with power and lighting, housing oil fired boiler providing hot water for the property, glazed window fitted with privacy glass out onto side aspect.





LOCATION

The property enjoys a prime position in the sought-after village of Orwell, perfectly situated between the historic market town of Royston and the world-renowned city of Cambridge. The village offers an excellent blend of rural charm and convenience, with a well-regarded primary school, a thriving community shop, and a popular local pub. A network of countryside walks and bridleways surrounds the village, with the National Trust's Wimpole Estate just moments away, offering acres of parkland, gardens, and woodland to explore. Royston, around 6 miles away, provides a full range of everyday amenities along with a mainline railway station offering fast services to London King's Cross in around 40 minutes. Cambridge, just 9 miles to the east, offers a vibrant cultural and academic hub, outstanding schools, and an array of shopping, dining, and leisure facilities. Excellent road links, including the A10, A505, and M11, further enhance the accessibility of the location. Orwell strikes the perfect balance between peaceful village living and easy access to both Cambridge and Royston, making it a highly desirable setting for families and professionals alike.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		68
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Approximate Gross Internal Area 2374 sq ft - 220 sq m
(Excluding Garage)

Ground Floor Area 1444 sq ft - 134 sq m

First Floor Area 930 sq ft - 86 sq m

Garage Area 298 sq ft - 28 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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For more information on this property please refer to the [Material Information Brochure](#) on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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