



EH

EXQUISITE
HOME

DESIGN WITH CHARACTER

Just a two minute walk from the High Street, but incredibly private and secluded, this much-loved family home sits on a generous plot surrounded by mature trees and shrubs, their branches and fronds providing a delightful backdrop. Believed to have been constructed fifty years ago and with the large picture windows and spacious rooms so typical of the era, this house has been considerably extended and improved over the seventeen years since the current owners bought it.

Attracted by the large plot, quiet and secluded situation, wraparound garden and close proximity to the town, the owners have transformed the original flat roofed house into a large, two-storey family home with plenty of versatile accommodation. In the addition to the first floor extension, they have replaced the kitchen, put in a wood burner, laid a slate patio, landscaped the garden and gravelled the driveway. There is enough room for around five cars to be parked on the drive and there is also a carport with room for another car. There is a lawn to the right of the drive and the front of the house is beautifully framed with mature trees and shrubs, chosen for their attractive foliage and colours.





The entrance hall flows into the delightful dining room flooded with natural light from the bifold doors leading on to the patio. A central cupboard contains the equipment for the warm air heating which heats the house. This is the perfect space for entertaining and the owners have wonderful memories of the many Christmases they have hosted. There is more than enough room for a large dining room table and chairs and the house flows naturally from one room to another, with the kitchen and lounge right next door, ideal for formal and informal dining. The large open plan kitchen and lounge is divided by a central pillar with a double-sided wood burner giving light and heat to both rooms. The spacious lounge is illuminated with natural light pouring in through the two large windows and is the perfect space for relaxed family time. The owners love relaxing with a glass of wine after a long week, watching television together or simply curling up on the sofa with a good book. Situated over the car port, the canopy of the trees is clearly visible out of the window, adding to the charm of this lovely room.

The light-filled kitchen with its white units, black granite worktops and central L-shaped island has been designed with sociable eating in mind. An integrated double oven and microwave and a gas hob in the island give plenty of scope for cooking and there is seating around the island, pendant lighting and generous counter space and storage. The owners love the connection between the main reception rooms and the kitchen and have used their house for parties, events and entertaining to the full. The utility room with sink and plumbing for the washing machine opens off the kitchen, giving useful extra storage. The rest of the rooms on this floor radiate from the long corridor to the left of the house. A good sized home office is on the left at the front of the house, ideal for home working. Next door is the three-piece family bathroom with bath while the first of the two ground floor bedrooms is found next door to that. A second office space, another bedroom and a home gym, all with built in cupboards, completes the ground floor accommodation. The bespoke open tread staircase rises up to the landing from which radiate three bedrooms. The principal suite has a large double bedroom warmed by the wood burner flue, a bespoke fully fitted dressing room and an en suite four piece bathroom with two skylights. Tiled in charcoal and with a large walk in shower, chrome towel heater and bath embedded in a mosaic surround, it is a crisp and contemporary addition to the principal suite. There is a generous loft above which could be converted into a third floor if desired. Two further double bedrooms, one with storage in the eaves, provide excellent guest or family accommodation.

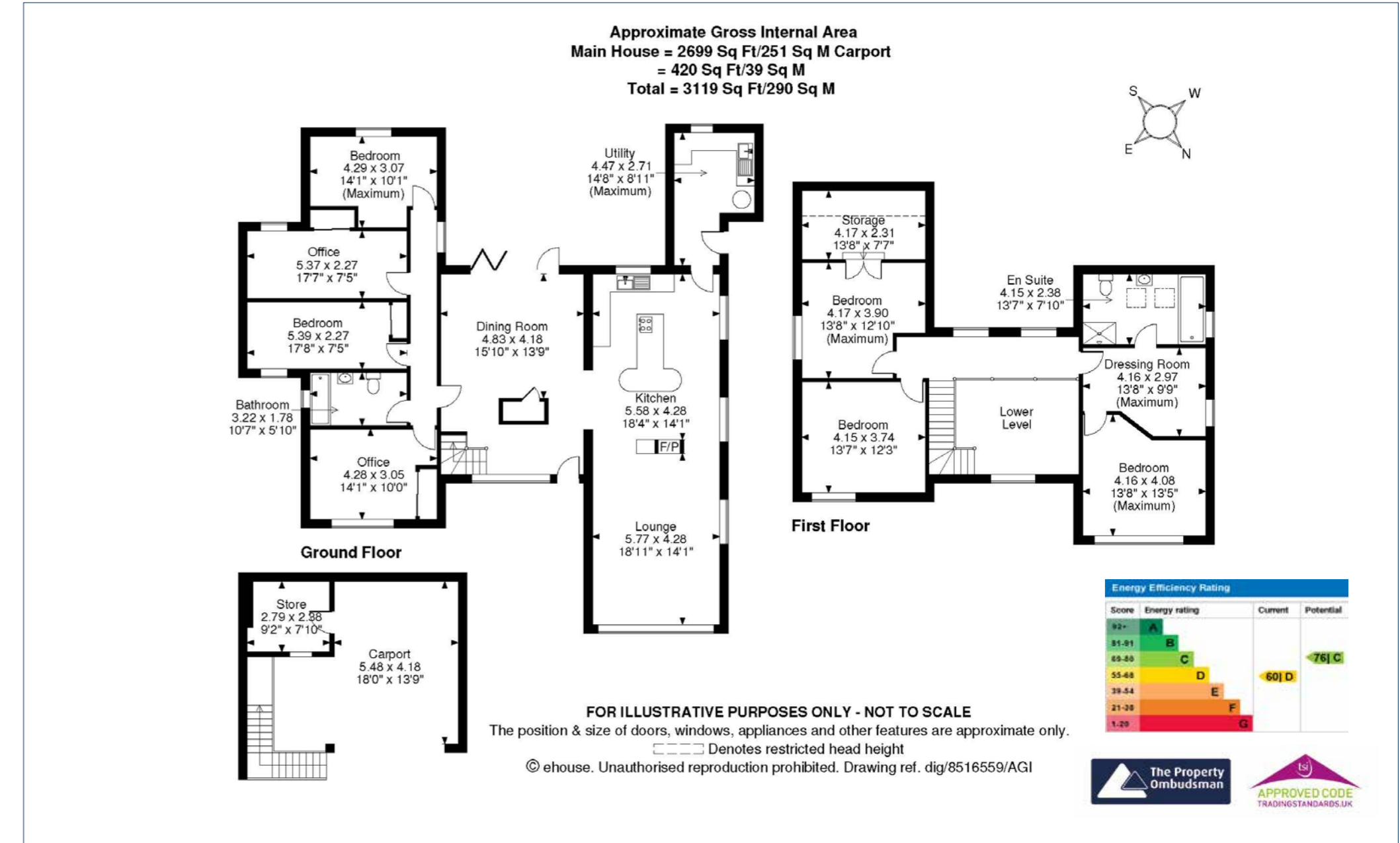


Beautifully Bright



LOCATION

The sunny south-facing rear garden consists of slate laid on gravel and absolutely delightful verdant planting all around. A waterfall-style water feature, Virginia Creeper scrambling up the back of the house and two sheds make this the perfect secluded spot for a quiet drink, a barbecue with friends or simply a haven of peace and quiet. The owners love living here, revelling in the tranquil seclusion, yet enjoying the proximity of bustling family-orientated Royston with its many restaurants, cafes, bars and pubs. One can be in Kings Cross in thirty five minutes from the local station and the A10 runs south to London. On a peaceful plot surrounded by trees and with a vast amount of versatile accommodation, this charming family home is full of character and potential.



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. Registered in England and Wales, Company Reg No.10931078 Exquisite House, Alton Business Centre, Wherstead, Ipswich, Suffolk, United Kingdom, IP9 2AX.



Regional Office: Exquisite Home, Sumpter House, Station Road, Histon, CB24 9LQ

T +44(0)3455 651681 E enquiries@exquisitehome.co.uk