



Haywood Lane, Therfield, SG8 9QR

CHEFFINS

Haywood Lane

Therfield,
SG8 9QR

- Grade II Listed Residence
- Gated Driveways and a Detached Double Garage
- Picturesque Semi Rural Location with Secluded Gardens
- Versatile Accommodation with Period Features

A substantial Grade II listed, double fronted Georgian residence with brick and flint elevations, together with later weatherboarded extension featuring glazed bifold doors enjoying views over the gardens. The property also benefits from two driveways as well as detached double garage, attractive formal gardens as well as impressive wildfowl pond. Occupying a most attractive setting on the outskirts of this picturesque village conveniently located for a range of local amenities, including major road and rail links.

5 3 4

Guide Price £1,200,000





LOCATION

The village of Therfield, which is considered to be one of North Hertfordshire's most sought after villages, is conveniently located just 3 miles from the thriving market town of Royston which provides extensive shopping and recreational facilities and also has its own mainline station providing a commuter service to London King's Cross and Cambridge. The university city of Cambridge is about 16 miles away and the village is also well placed for access to major routes including the A1 and M11 motorway.

GROUND FLOOR

ENTRANCE PORCH

With single glazed window to the side aspects, entrance door, exposed floorboards, door to

DRAWING ROOM

With single glazed sash window to the front aspect, exposed floorboards, fireplace with ornate wood burning stove

DINING ROOM

With single glazed sash window to the front aspect, exposed floorboards, fitted cupboards, feature fireplace with decorative wood burning stove

KITCHEN / BREAKFAST ROOM

With single glazed windows to the rear aspect, bespoke fitted wooden kitchen with a range of matching eye and base level units, wooden worktop with undermounted butler sink with mixer tap over, space for Stoves freestanding oven with extractor hood over, integrated appliances include fridge freezer and dishwasher, under stairs storage cupboard, tiled floor, door with steps down to the basement, door to inner hallway, steps up to

SNUG

With single glazed window to the rear aspect, feature fireplace with wooden mantle, steps down to

SHOWER ROOM / UTILITY AREA

With door to the eastern driveway, space and plumbing for washing and dryer, integral storage cupboard, shower enclosure, basin, low level wc with hidden cistern, door to

STUDY

With single glazed window to the front aspect, exposed floorboards

INNER HALLWAY

With underfloor heating, engineered oak flooring, door to the eastern driveway, door to the principal gardens, door to guest cloakroom, door to

LOUNGE

A remarkable light and airy open plan reception room with a vaulted ceiling and three double doors opening to the patio area, window to the side aspect, open fireplace with exposed brick chimney and wooden mantle over, engineered oak flooring, underfloor heating

GUEST CLOAKROOM

With window to the side aspect, wall mounted corner basin, low level wc with eco flush button, cupboard with storage and housing boiler

FIRST FLOOR

LANDING

With single glazed sash window to the front aspect, doors to

PRINCIPAL BEDROOM

With single glazed sash window to the front aspect, feature fireplace, exposed floorboards, steps down to

EN-SUITE BATHROOM

With single glazed window to the front aspect, traditional suite comprising; low level wc, pedestal wash basin with chrome mixer taps over, bidet and freestanding bath with telephone style mixer tap over, part tiled walls

BEDROOM TWO

With single glazed sash window to the front aspect, exposed floorboards

BEDROOM THREE

With single glazed window to the rear aspect, exposed floorboards

BEDROOM FIVE

With single glazed window to the rear aspect, exposed floorboards, door with steps down to

BEDROOM FOUR

With single glazed window to the rear aspect, exposed beams

FAMILY BATHROOM

With single glazed window to the rear aspect, suite comprising; low level wc, pedestal wash basin, shower cubicle with glazed partition, part tiled walls

OUTSIDE

The front boundary of the property is retained by a mature hedgerow with gated access to both the east and west driveway. The western driveway features a large gravel parking area with a selection of trees and hedgerows leading to the entrance door. The eastern driveway offers a gravel parking area leading to the detached double garage and inner hallway entrance door.

The principal garden enjoys a southerly aspect and is mostly laid to lawn featuring a patio area, a selection of mature trees, feature flower beds, a range of shrubs, hedgerows, a storage shed, external power points, a tap and gated access to the eastern driveway. Beyond the principal gardens a post and rail fence offers gated access to a further parcel of land mostly laid to lawn with a large wildfowl pond, a range of mature trees and established hedgerow borders.







Guide Price £1,200,000
Tenure - Freehold
Council Tax Band - G
Local Authority - North Hertfordshire





Approximate Gross Internal Area 2398 sq ft - 223 sq m

Cellar Area 105 sq ft – 10 sq m

Ground Floor Area 1395 sq ft – 130 sq m

First Floor Area 898 sq ft – 83 sq m

Garage Area 314 sq ft – 29 sq m



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 as defined by RICS code of measuring practise. No guarantee is given on 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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