



29 High Street, Orwell, Royston, SG8 5QN
Guide Price £685,000 Freehold



rah.co.uk
01223 800860

AN INDIVIDUAL, DETACHED SINGLE-STOREY RESIDENCE OFFERING BRIGHT, SPACIOUS AND BEAUTIFULLY PRESENTED ACCOMMODATION WITH WONDERFUL VAULTED CEILINGS, SET WITHIN SECLUDED GARDENS WITH AMPLE PARKING AND A DOUBLE GARAGE.

- Individual, detached single-storey residence
- 1206 Sqft / 112 Sqm
- Off road parking, double garage
- Built in 1997
- EPC - D / 64
- Refitted kitchen and bathrooms
- 3 beds / 2.5 baths / 2 recept
- Tucked away private position of 0.17 acres
- Oil-fired central heating
- Council tax band - E

The property enjoys a wonderful, tucked away position approached via a private gravelled driveway, located right in the heart of this highly sought-after and picturesque village. The current owner has transformed the house with a programme of full refurbishment resulting in beautifully presented accommodation throughout and all finished to the highest possible standard.

The accommodation comprises a welcoming reception hall with Karndean flooring and a refitted cloakroom w.c. just off, which contains a storage closet with space for a washing machine and a tumble dryer. The sitting room and dining room boast feature vaulted ceilings with exposed timbers, wood flooring and a feature open fireplace in the sitting room area. The dining room also boasts French doors out to the rear garden. The kitchen has been refitted with contemporary, handleless cabinetry complemented by quartz work surfaces with an inset one and a half sink unit with a mixer tap and drainer and a range of integral appliances, which include an induction hob, oven, extractor, dishwasher, drinks fridge plus a cupboard housing a wall-mounted oil-fired central heating boiler.

Off the inner hallway are three double bedrooms, a luxury refitted family bathroom and an ensuite shower room to the master bedroom.

Outside, the property is set back and screened from the road and accessed via a private gravelled driveway, which leads to a generous parking area, which would accommodate several vehicles and leads to the detached double garage with separate up-and-over doors, power and light connected. Gated access leads to the sunny side and lawned gardens, complemented by a generous raised, paved patio terrace, which is ideal for alfresco dining. There is a side storage area and all enjoys excellent levels of privacy and seclusion.

Location

Orwell is a pretty and thriving village situated in a lovely countryside location between the university city of Cambridge and the market town of Royston. There are excellent amenities in the village including a convenience store/post office, a public house, a hairdresser and a primary school are all within walking distance of the property. Further facilities can be found in the neighbouring villages of Barrington and Meldreth. Secondary schooling is available at Bassingbourn and Comberton Village College with a daily bus service to both. There is also a regular bus service to Cambridge. For those needing to commute by road or rail there is a main line rail service available from Royston (London King's Cross – 37 minutes) and Meldreth (Cambridge 15 minutes) along with easy access to the M11 and A1. There are also wonderful woodland walks in the area up and across the rolling hills and over to the Wimpole Estate.

Tenure

Freehold

Services

Main services connected include: water, electricity and mains drainage. There is no gas connection and therefore, there is an oil-fired central heating boiler at the property.

Statutory Authorities

South Cambridgeshire District Council.
Council Tax Band - E

Fixtures and Fittings

Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing

Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.







Main area: Approx. 112.1 sq. metres (1206.4 sq. feet)
Plus garages, approx. 30.7 sq. metres (330.3 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	64	80
	EU Directive 2002/91/EC	



