



3 Edieham Cottages, Angle Lane, Royston, SG8 6QJ  
Guide Price £699,950 Freehold



rah.co.uk  
01223 800860

**AN EXTENDED AND MUCH IMPROVED, THREE-BEDROOM SEMI-DETACHED FAMILY HOME, SET WITHIN GROUNDS OF CIRCA 0.4 ACRES, SITUATED IN THIS HIGHLY SOUGHT-AFTER AND WELL-CONNECTED SOUTH VILLAGE.**

- Semi-detached property
- Victorian with later additions
- Gas-fired heating to radiators
- Mature gardens with summerhouse
- EPC - D / 56
- 3/4 beds, 3 baths, 3/4 reception rooms
- Private carport, driveway & EV charging point
- Plot size - 0.4 acres
- Fibre broadband to property
- Council tax band - E

3 Edieham Cottages is one of six period railway cottages located in a pleasant and secluded position on Angle Lane. The property has been sympathetically extended and modernised by the current owners to now offer spacious and well-proportioned accommodation of 1815 sqft.

A welcoming entrance hall with a staircase leading to the first floor, provides a bright and airy entry into the home. To the right you have family room, then leading through to the left you have the kitchen/dining room. The kitchen boasts a range of base and eye-level cabinetry, pantry, integrated electric fan oven and hob, with space for white goods and a fridge/freezer.

To the rear of the ground floor accommodation, you have a study, which could be used as fourth bedroom if required, shower room, boot room, and a double aspect living room with a feature fireplace with a log burner fitted.

The first-floor accommodation comprises of three good-sized double bedrooms, all benefitting from built-in storage, whilst the principal bedroom also benefits from an ensuite. There is a modern three-piece family bathroom with a shower over the P-shaped bath, complemented with decorative tiling and a towel rail.

The rear garden is mostly laid to lawn with a range of fantastic features including attractive and intriguing, meandering yew hedge pathways, three large and secluded patio areas, a selection of feature flower beds and mature trees, a summer house with a live roof and a natural pond with wildflowers. To the front is off street parking for multiple cars, car port with storeroom.

Of added note is the green / orchard situated on Angle Lane, which is owned by the six cottages and therefore enjoyed by all.

**Location**

Shepreth is one of South Cambridgeshire's most picturesque spots surrounded by undulating countryside, tucked away just off the A10 and comparatively unspoilt in recent years by any major development schemes. Cambridge is 8 miles and Royston is about 5 miles distant and there is a bus service that runs to both from the village. The mainline train station offers fast access to Cambridge and London King's Cross. The completion of the Cambridge South Station in 2026, will mean that Addenbrooke's and The Biomedical Campus will be reached in approximately 10/15 minutes. The M11 is also just a short drive away. Educational facilities are available at nearby Barrington and Melbourn. Shepreth Wildlife Park is a great attraction for families and there are also three public houses within a 15 minute walk of the property; The Green Man at Frog End, The Plough on the High Street and The Royal Oak in Barrington as well as Hot Numbers roastery in the village. There are a number of walks from your doorstep including a lovely walk across fields to the picturesque village of Barrington.

**Tenure**

Freehold

**Services**

Main services connected include: water, electricity and gas. There is a private septic tank.

**Statutory Authorities**

South Cambridgeshire District Council.  
Council Tax Band - E

**Fixtures and Fittings**

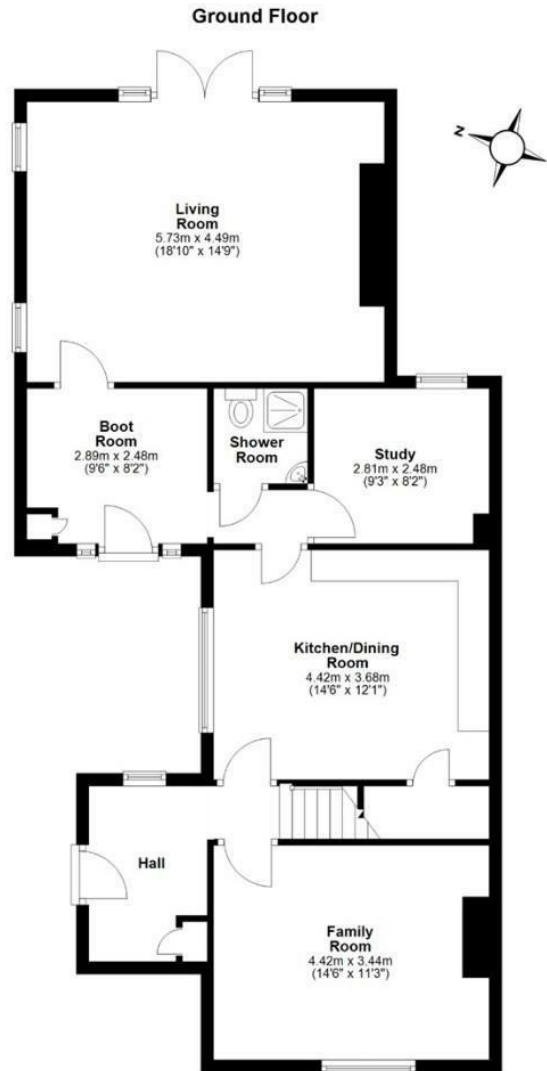
Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest.

**Viewing**

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







Approx. gross internal floor area 158 sqm (1700 sqft)

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            |         | 76                      |
| (39-54) <b>E</b>                            | 56      |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.

