

IVY FARM COTTAGE



BROWN & CO

IVY FARM COTTAGE, IVY LANE, ROYSTON SG8 9DG

Guide Price £850,000

SUMMARY

An elegant and substantial four bedroom detached residence occupying an enviable position within one of Royston's most sought-after residential developments, located adjacent to the expansive open spaces of Therfield Heath.

This impressive home offers approximately 1,767 sq. ft. of well-planned and versatile accommodation, arranged over two floors.

Externally, the property enjoys a favourable position within the development and includes the benefit of a detached single garage, providing both secure parking and useful storage.

Set back from the road overlooking an attractive green, the location is a key feature, offering a rare combination of semi-rural surroundings and excellent connectivity. Royston mainline railway station is situated within approximately one mile, providing direct services to both London Kings Cross and Cambridge, making it an ideal base for commuters. The property also lies within close reach of the town's High Street, where a comprehensive range of local amenities, independent retailers, cafes, and essential services can be found.



Property Highlights

4



4



2



- 1,767 sq. ft.
- Approximately 1 mile to mainline rail station with direct links to London Kings Cross & Cambridge
- Driveway with ample off-road parking leading to detached single garage
- Adjacent to Therfield Heath
- Well established and secluded garden
- No upward chain



LOCATION

Royston is an established market town in North Hertfordshire, positioned approximately 15 miles south of Cambridge and 42 miles north of central London. The town enjoys excellent transport connectivity, with the A10 running through Royston and the A505 providing direct access to both the M11 and A1(M), facilitating convenient regional and national travel.

Royston railway station, located under a mile from the town centre, lies on the Cambridge to London King's Cross mainline and offers frequent direct services. The fastest journey time to London King's Cross is approximately 37 minutes, while Cambridge can be reached in as little as 14 minutes—making the town particularly well suited for commuters.

The town offers a comprehensive range of amenities, including supermarkets, independent retailers, cafés, restaurants, public houses, and a twice-weekly outdoor market. Healthcare services are well provided for, with a medical centre, dental practices, and pharmacies all located within the town. A leisure centre and various recreational facilities further enhance the local offering.

Royston benefits from immediate access to open countryside, most notably Therfield Heath, a substantial area of chalk grassland located on the town's western edge. Designated as a Site of Special Scientific Interest (SSSI), it provides a valuable natural amenity for walking, sport, and outdoor recreation.

Educational provision in the town is strong, with a number of highly regarded primary schools serving the area. King James Academy offers secondary and sixth form education across two sites. A selection of respected independent schools, including St Edmund's College and several established institutions in Cambridge, are also within accessible distance.



An aerial photograph showing a residential development in the foreground with several houses featuring red-tiled roofs. A large, mature tree stands on a grassy area to the left. In the background, a dense line of trees separates the houses from a vast, open green field under a blue sky with scattered clouds.

A REMARKABLE SETTING
OPPOSITE
THERFIELD HEATH

GROUND FLOOR

Ground Floor

Entrance Hallway

With stairs to the first floor, oak herringbone flooring, under stairs storage cupboard, doors to

Living room

With bay window to the front aspect, window to the side aspect, oak herringbone flooring, electric fireplace with stone hearth and surround

Family room/ office

With window to the front aspect, range of fitted drawers and cupboards with fitted desk unit, oak herringbone flooring

Day room

With patio doors opening to the garden, tiled floor, loft storage area accessed via hatch

Kitchen diner

With window to the front and rear aspect, bespoke fitted kitchen with range of eye and base level units, granite counter with undermounted sink and a half with chrome mixer tap over, inset five ring gas burning hob with chimney style extractor over, integrated appliances include; dishwasher, two chest level ovens and a microwave, space for American style fridge freezer, tiled floor, door to

Utility room

With window to the side aspect, base level storage cupboards with granite counter over, undermounted sink with chrome mixer tap over, eye level unit housing boiler, space for washing machine and tumble dryer, integral storage cupboard, tiled floor, door to the garden

Guest cloakroom

With low level wc with eco flush button, wall mounted hand wash basin with chrome mixer tap over, tiled floor



SET BACK WITH
PICTURESQUE
GREEN VIEWS

FIRST FLOOR

First floor

Galleried landing

With window to the front aspect, loft storage area accessed via hatch, cupboard housing hot water cylinder, doors to

Principal bedroom

With window to the rear aspect, fitted wardrobes, wood effect flooring, door to

En-suite shower room

With window to the side aspect, suite comprising low level wc with eco flush button, wall mounted wash basin with chrome mixer tap over and tiled shower area with glass and chrome sliding door, chrome heated towel rail, tiled floor

Bedroom two

With windows to the front and side aspects, fitted wardrobes

Bedroom three

With window to the rear aspect, wood effect flooring, fitted wardrobes

Bedroom four

With window to the front aspect, wood effect flooring

Family bathroom

With window to the rear aspect, suite comprising; low level wc with eco flush, panelled bath with shower over and wall mounted wash basin with chrome mixer tap over, tiled floor, part tiled walls

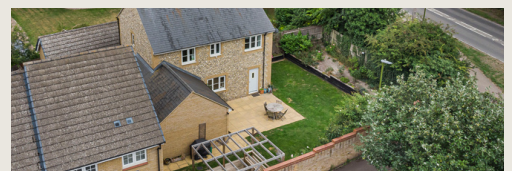




Outside

The property is attractively set back from the road, enjoying a pleasant outlook over a green open space. A long, sweeping driveway provides access to the single garage, main entrance, and a well-tended front garden, which features a neatly maintained lawn bordered by established flower beds stocked with a variety of seasonal plants and ornamental shrubs.

To the rear, the property benefits from a fully enclosed and notably private garden, which enjoys a favourable southerly aspect. Thoughtfully landscaped, the garden comprises a selection of well-stocked flower beds with mature planting, designed to provide year-round interest. A paved patio seating area offers space for outdoor dining, while a raised decked terrace with timber pergola provides an additional area for relaxation or entertaining. Further features include gated side access, an outside tap, security lighting, and external power points, making the space both attractive and functional for everyday use.



Additional information

Tenure: Freehold

Services: All mains services are connected.

Council tax: G

EPC: C

Additional Charges:

The property is accessed via a private road, not maintained by the local authority. A management company is in place with an annual service charge of £356 (paid quarterly).

Important Information Regarding the Property Title

Prospective purchasers are advised that the property may be subject to restrictions, easements, rights of way, or the presence of third-party services crossing the land. Full legal information, including any such matters, can be found within the official title register.

The property is registered under Title Number: HD532996. A copy of the title register and title plan can be obtained from HM Land Registry or via your legal representative. Buyers should satisfy themselves as to the nature of any such matters before entering into any contractual commitment.

Viewing

Strictly by prior appointment through the selling agents Brown&Co.

Agents Note

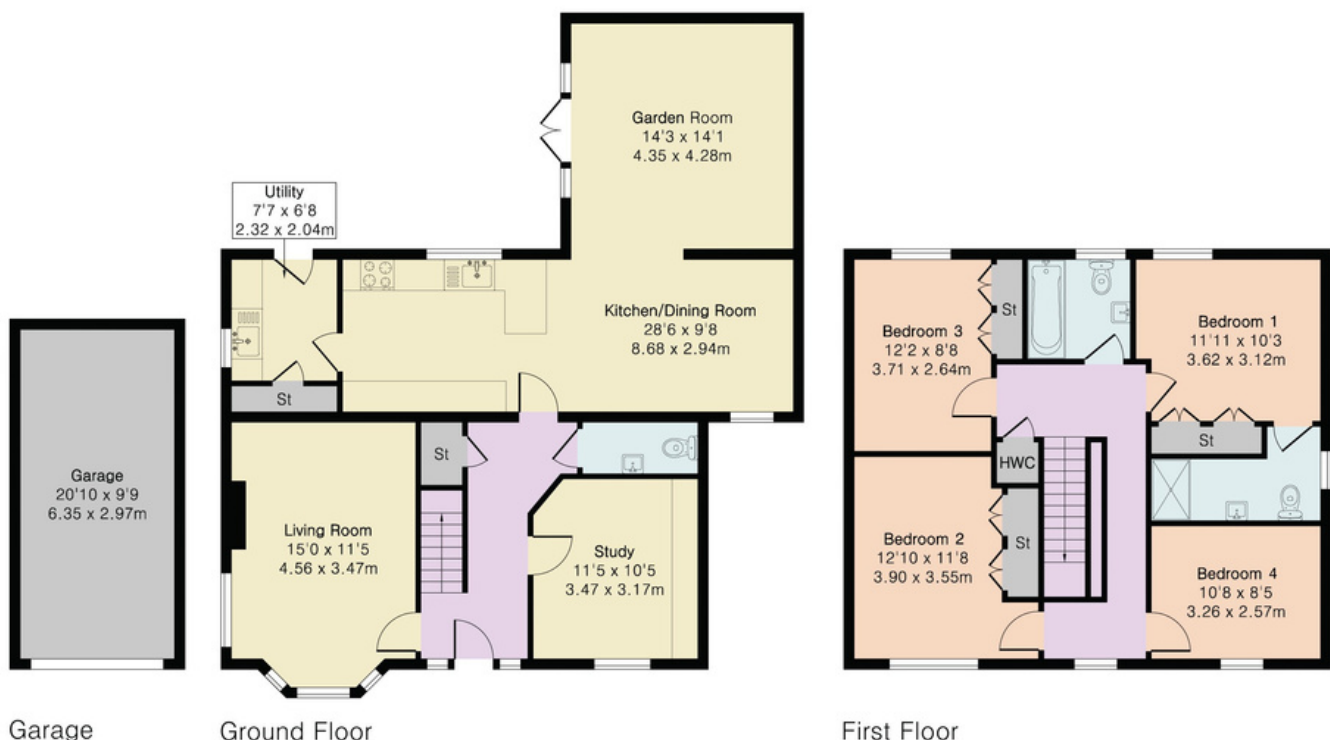
A Material Information Pack has been created to be read in conjunction with the particulars and can be made available upon request.

Approximate Gross Internal Area 1767 sq ft - 164 sq m (Excluding Garage)

Ground Floor Area 1023 sq ft – 95 sq m

First Floor Area 744 sq ft – 69 sq m

Garage Area 203 sq ft – 19 sq m





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