



The Coach House, Melbourn Road, Royston, SG8 7DB

welcome to

The Coach House, Melbourn Road, Royston

An impressive detached family home located in the heart of Royston with extremely flexible accommodation with 4 large receptions and up to 8 bedrooms. The home offers over 4000 sq.ft of accommodation with no upward chain, and early internal viewing is advised to appreciate the size and versatility.



Door To Entrance Hall

Spacious entrance hall with stairs off to mezzanine galleried landing with vaulted ceiling and understair cupboard housing boiler, cloaks cupboard, parquet flooring, windows to front and rear, doors to dining room, cloakroom, and lounge.

Cloakroom

Low flush WC. Wash hand basin with cupboards below. Window to front.

Dining Room

16' 1" x 8' 11" (4.90m x 2.72m)

Fitted bookshelves to alcove. Parquet flooring. Windows to front and rear. Recess lighting. Door to kitchen.

Kitchen

17' 2" max x 7' 3" max (5.23m max x 2.21m max)

Fitted kitchen comprising inset butler sink with mixer taps and work surface surrounds, fitted gas range cooker with 2 ovens, hob and hot plate with extractor over, 2nd sink unit, range of base and wall units, space for fridge/freezer and dishwasher, recess lighting, tiled floor, exposed timber, triple aspect windows to front, arch to breakfast room, door to outside.

Breakfast Room

13' 7" x 8' (4.14m x 2.44m)

Large walk-in pantry cupboard. Fitted dresser unit. Tiled floor. Paneled ceiling. Door to outside.

Lounge

24' 5" x 12' 6" (7.44m x 3.81m)

Accessed of entrance hall.

Large inglenook fireplace with brick hearth. French doors to rear patio.

Parquet flooring. Window to front. Wall lighting. Door to study.

Study

12' 8" x 9' 11" (3.86m x 3.02m)

Fitted bookshelves to two walls. Parquet flooring. Recess lighting. Window to front. Door to inner hall.

Inner Hall

Door to outside. Storage cupboard housing meters. Tiled floor. Electric storage heater. Door to 2nd inner hall.

2nd Inner Hall

Door to understair storage cupboard. Stairs to bedroom one. Doors to:

Shower Room

Comprising large shower cubicle, low flush WC, wash hand basin with working surfaces, low flush WC, storage cupboard, part tiled walls.

Kitchen/Utility Room

13' x 7' 6" (3.96m x 2.29m)

Stainless steel sink unit with mixer taps and work surface surrounds. Base units. Space and plumbing for automatic washing machine and tumble dryer. Electric cooker point. Tiled floor. Recess lighting. Door to outside. Storage cupboard.

Bedroom/Reception room

13' x 9' 7" (3.96m x 2.92m)

Fitted cupboard and shelving. Door to rear patio. Double doors to bedroom/reception.

Bedroom/Reception Room

13' x 9' 6" (3.96m x 2.90m)

Twin fitted cupboards. Door to rear patio. Double doors to 3 bedroom/reception room.

Bedroom/Reception Room

9' 11" x 9' 9" (3.02m x 2.97m)

Door and window to rear patio. Fitted cupboard.

Understair Storage Cupboard

Large understair cupboard with fitted wine storage.

Principal Bedroom

16' 1" x 12' 10" (4.90m x 3.91m)

Stairs from 2nd inner hall.

Vaulted ceilings. 2 doors to rear garden. Fitted wardrobes. Wall lighting.

Stairs leading to first floor landing and dressing room.

Dressing Room

29' 8" max x 9' max (9.04m max x 2.74m max)

Fitted wardrobes to two walls. Fitted dressing table with mirror. Twin wash hand basins set into vanity unit with storage below. Shower cubicle. Recess lighting. Door to bathroom and W/C.

En-Suite

Concealed cistern WC. Wash hand basin. Extractor fan.

Bathroom

Fitted wardrobes to one wall. Panel enclosed bath. Heated towel rail.

First Floor Landing

Vaulted ceiling with window. Door to bedroom.

Bedroom 2

15' 10" x 13' 6" (4.83m x 4.11m)

Fitted wardrobes and cupboard. Window to front. Door to 2nd first floor landing.

Mezzanine First Floor Landing

Vaulted ceilings with windows and exposed timber. Twin storage cupboards. Stairs down to entrance hall. Doors to:

Shower Room

Comprising shower cubicle, low flush WC, Wash hand basin, wall and floor tiling, heated towel rail, window.

Bedroom 5

13' 3" x 9' 3" (4.04m x 2.82m)

Fitted cupboard. Window to front.

Bedroom 4

12' x 10' 9" (3.66m x 3.28m)

Fitted wardrobes. Window to front.

Bedroom 3

16' 6" x 8' 11" (5.03m x 2.72m)

Vaulted panel ceiling. Dual aspect. Fitted bookshelf.

Bathroom

Comprising panel enclosed bath, wash hand basin, low flush WC, part tiled walls, window to front, fitted cupboard. heated towel rail.

Outside

Front

Paved driveway to front providing off-road parking for numerous vehicles, with flower beds to borders with mature trees and shrubs that is wall enclosed, with gate to courtyard area.

Rear Garden

Large secluded walled rear garden with large patio area with seating, and paved steps leading to terrace area with large swimming pool and lawn area to side. The garden has a greenhouse and flower beds to borders with many mature trees and shrubs throughout.



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welcome to

The Coach House, Melbourn Road, Royston

- Impressive detached family home offering over 4000 sq.ft of flexible accommodation.
- Located in the heart of Royston close to all local amenities.
- 4 large receptions and lovely fitted kitchen.
- 3 ground floor bedrooms/receptions and 4 first floor bedrooms.
- Large principal bedroom with dressing room, en-suite and bathroom.

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: G

£1,625,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RYN109990 - 0005

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