



8 Colts Croft Great Chishill, Royston,
SG8 8SF



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8 Colts Croft

Great Chishill | Royston | SG8 8SF

Guide Price £475,000

- A welcoming entrance hall, guest WC, spacious dual-aspect sitting room, formal dining room, and practical kitchen
- Concrete driveway providing off-street parking and leading to a detached double garage.
- Four well-proportioned bedrooms, including a generous dual-aspect principal bedroom
- Enclosed garden laid to lawn with a stone patio area, enjoying a pleasant, open aspect over adjacent fields.

The Property

This attractive four-bedroom detached family home features a spacious dual-aspect sitting room, a formal dining room with garden access, and a practical kitchen on the ground floor, complemented by four well-proportioned first-floor bedrooms and a modern family bathroom. Outside, the property boasts a concrete driveway leading to a substantial detached double garage, alongside a pleasant rear garden that is predominantly laid to lawn and enjoys an open aspect over adjacent fields.

The Setting

Occupying an elevated position on the southernmost tip of Cambridgeshire, tucked away within the residential enclave of Colts Croft, Number 8 benefits from an enviable balance of rural tranquility and exceptional regional connectivity. While excellent primary schooling options are close at hand in neighboring Chrishall and Barley, a comprehensive array of high-street boutiques, supermarkets, and leisure amenities can be found in the nearby market towns of Royston and Saffron Walden. For the commuter, the property is strategically positioned for effortless access to the M11, London Stansted Airport, and nearby Royston Station which provides fast rail services into London and Cambridge.

The Accommodation

The ground floor accommodation opens from a welcoming entrance hall with a convenient guest cloakroom WC, leading into a bright and spacious sitting room featuring wooden flooring, a charming focal fireplace with a timber mantle, and an expansive dual-aspect layout that maximizes natural light. Double doors flow seamlessly into the adjacent formal dining room, a versatile space perfect for entertaining that mirrors the elegant wooden flooring and offers direct access to the rear garden through a glazed external door. Completing the ground floor is a practical kitchen equipped with a classic large black range cooker and ample space for additional appliances, while a window above the sink overlooks the pleasant outdoor aspect and an internal door provides a handy secondary link back toward the entrance hall and main living areas.

The first floor landing leads to four well-proportioned bedrooms and a family bathroom. The principal bedroom is a particularly generous and light-filled double room, boasting an impressive dual-aspect layout with windows to both the front and side elevations overlooking the garden. The second bedroom is another double room with a large window to





the front aspect, while bedrooms three and four offer flexible accommodation ideal as comfortable single bedrooms, children's rooms, or home office spaces. Serving the bedrooms is an appointed family bathroom, featuring chic dark grey wall tiling, a modern white suite comprising a panelled bath with an overhead shower attachment, a low-level WC, a wash hand basin, and a practical built-in airing cupboard situated just off the landing.

Outside

To the front, the property presents a brick facade complemented by distinctive dark weatherboarding, featuring a concrete driveway that provides convenient off-street parking and leads directly to a substantial detached double garage with an up-and-over door. A neat concrete pathway set alongside a small front lawn guides you to the sheltered main entrance, while secure gated side access opens through to the pleasant rear garden. Enjoying a wonderful, open aspect to the rear with views stretching out over adjacent fields, the outdoor space is predominantly laid to lawn and fully enclosed by panelled fencing and mature hedging, boasting a raised stone patio area immediately adjacent to the house that is perfect for alfresco dining, along with a separate concrete hardstanding area tucked neatly behind the garage providing ample room for additional outdoor seating or garden storage.

Services

Mains electric, water and drainage are connected. Oil heating. Superfast broadband is available and mobile signal is likely.

Tenure – freehold

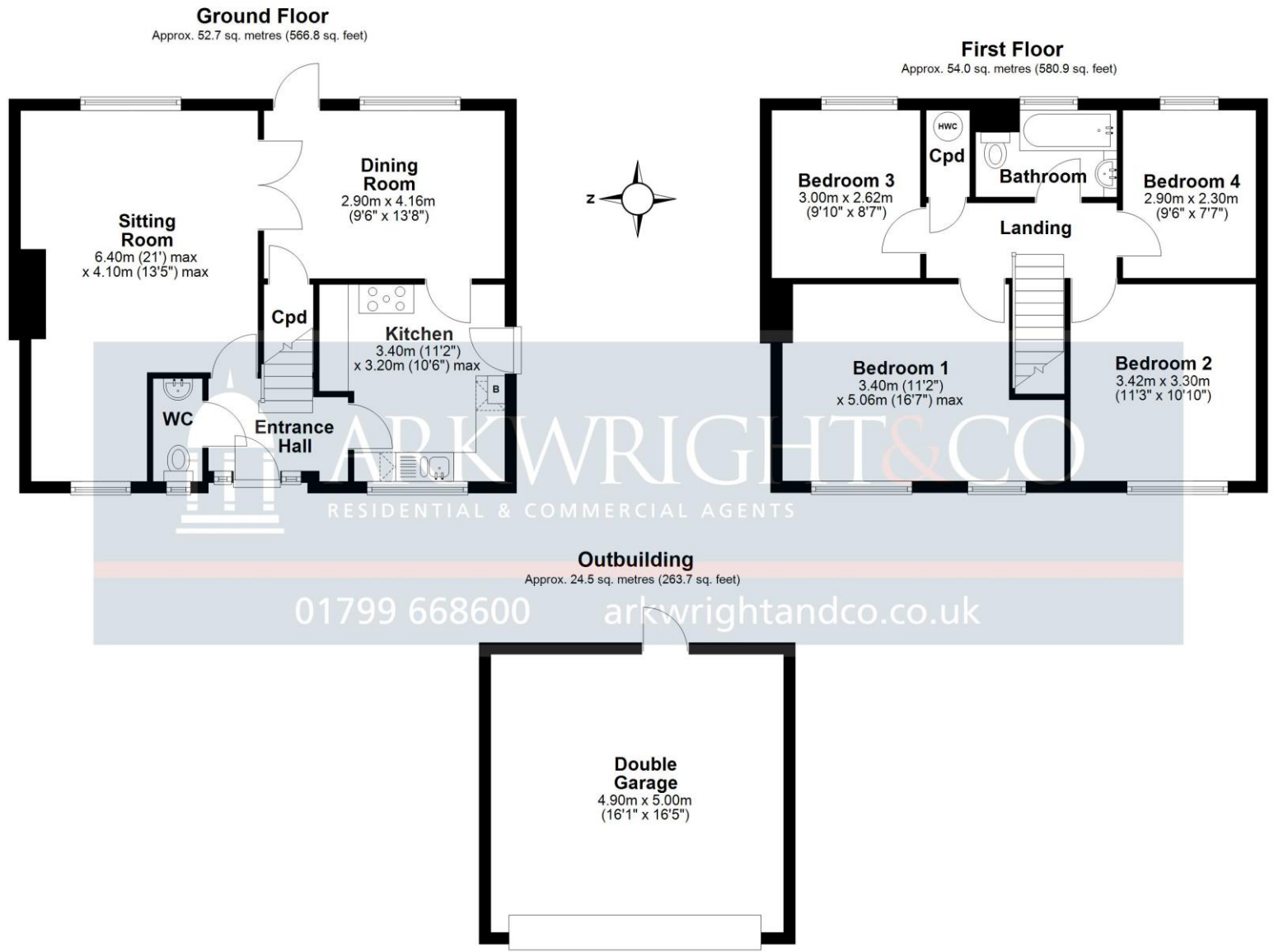
Property Type – detached

Property Construction – Brick with tiled roof

Local Authority – South Cambridgeshire District council

Council Tax – E





Total area: approx. 131.1 sq. metres (1411.5 sq. feet)

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Agents Notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



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