



£649,000

Maycroft, Blacksmiths Lane, Reed, Royston, Hertfordshire, SG8 8AU



SET ON ONE OF REED'S MOST DESIRABLE LANES

Maycroft offers the perfect blend of village calm and modern comfort. This beautifully presented detached home delivers bright, well-balanced living, generous bedrooms and a private garden backing onto open green space. With countryside walks on the doorstep, Royston minutes away and fast links to London close by, it's an ideal choice for buyers seeking space, tranquillity and a premium SG8 lifestyle

Experience the perfect blend of village charm and modern comfort in this beautifully presented detached home in Reed.

Nestled on one of Reed's most desirable lanes, Maycroft offers 1686 sq ft of meticulously maintained living space, designed for those seeking both peaceful surroundings and convenience. Upon entering, a welcoming hallway leads to a ground-floor bedroom (4.18m x 3.8m), featuring a double-glazed bay window and generous built-in wardrobes. Adjacent is a contemporary downstairs bathroom (1.9m x 2.75m), boasting a three-piece suite with a bath and shower over, a basin with vanity storage, and a WC, all finished to a high standard with underfloor heating.



The generous living room (5.89m x 3.8m) provides a warm focal point with a wood-burning stove, two double-glazed windows, and patio doors opening into the conservatory (3.06m x 1.97m). French doors from the conservatory provide seamless access to the patio area. The well-appointed fitted kitchen (4.79m x 3.13m), open to the dining room, includes a double basin, ceramic electric hobs with a stainless-steel extractor, a double electric oven, and an integrated dishwasher, all illuminated by a double-glazed window. The dining room (6.76m x 2.66m) enjoys two double-glazed windows and a door opening directly onto the patio, creating an ideal setting for entertaining. A versatile home office/family room (5m x 2.77m) offers ample space for two workstations and relaxation, with excellent natural light from multiple double-glazed windows.

Upstairs, discover two well-proportioned bedrooms. The generously sized first-floor bedroom 2 (4.23m x 3.33m) with front aspect feature round window and two Velux windows benefits from excellent built-in wardrobes, providing practical storage and a well-organised space. Bedroom 3 (4.79m x 4.23m) is beautifully presented with a double-glazed window overlooking the garden. This room benefits from its own en-suite, featuring a stylish three-piece suite with a shower, stone basin with vanity storage, WC, a Velux window and underfloor heating for a luxurious finish.

The property also benefits from lapsed 2025 planning permission for a two-storey rear extension, with full plans available, offering buyers an exciting opportunity to enhance and expand the home to suit their needs if required.

Step outside to a private rear garden, a pleasant oasis backing onto open green space, ideal for outdoor relaxation or entertaining. Convenient off-street parking for up to four vehicles adds to the property's appeal. Enjoy countryside walks right on your doorstep, with the amenities of Royston just minutes away and fast transport links to London nearby, making this an exceptional choice for those desiring a premium village lifestyle. Discover the exceptional quality of life this home has to offer.

LOCATION

Reed — Elevated, Peaceful and Incredibly Welcoming

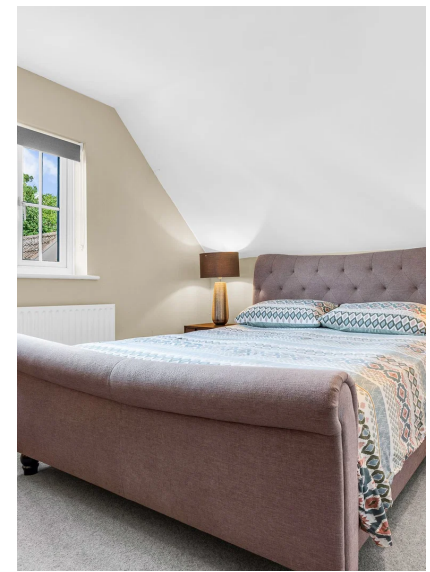
Reed is one of North Hertfordshire's most distinctive rural villages — elevated, picturesque and defined by open countryside, handsome period homes and a warm, friendly community spirit. Set high on a chalk ridge just south of Royston, the village enjoys big skies, far-reaching views and a beautifully preserved historic core protected by conservation status.

Life here feels calm, safe and deeply connected to nature. Reed's quiet lanes allow you to walk your dog through the village without the worry of traffic, while miles of protected public footpaths lead across farmland, ancient woodland and open meadowland. It's a rare environment where countryside living feels effortless and accessible every day.

With a Saxon church and choir, thriving clubs, a welcoming village hall and a close-knit community, Reed offers authenticity and charm that buyers instantly respond to. Reed is a picturesque, multi-generational village where families thrive thanks to Reed First School, a nurturing early-years environment, and where community life is set to be further enriched by the long-awaited reopening of The Cabinet pub under new ownership. Despite its rural tranquillity, the village is exceptionally well connected — Royston's mainline station is minutes away, providing fast links to London and Cambridge, and the A10 offers easy access to the wider region.

Reed's exclusivity, limited supply of high-value homes and refined lifestyle make it one of Hertfordshire's most desirable micro-markets, a place where heritage, landscape and community come together beautifully.





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