

The Kilns

Reed, Royston, SG8 8EW

Guide price £1,050,000

5 4 3 C

The Kilns, Reed, Royston, SG8 8EW

Greenhill Estates are delighted to offer this exceptional five double bedroom, four bathroom detached family residence extending to 3,230 sq ft (including the 277 sq ft double garage), occupying what is widely regarded as one of the finest positions within the exclusive Kilns development in the picturesque Hertfordshire village of Reed.

Purchased by the current owners from new in 2019, the property was carefully chosen for its exceptional end-of-development position, generous corner plot and one of the largest and most versatile layouts on The Kilns. Unlike many of the other homes, this design benefits from an additional reception room and fourth bathroom, providing valuable extra living space for modern family life. Enjoying complete peace and privacy with no passing traffic beyond the property, the home also backs onto open countryside with uninterrupted rural views, making it widely regarded as one of the finest plots within the development.

Beautifully arranged over three floors, this substantial family home has been thoughtfully designed with modern lifestyles in mind, centred around a spectacular open-plan kitchen, dining and family room, complemented by an elegant living room, separate study, cloakroom, five genuine double bedrooms and four beautifully appointed bathrooms.

The sunny rear garden backs onto open fields, creating a wonderful backdrop for family life and entertaining, whilst the detached double garage and generous driveway provide excellent parking.

Located just five minutes from both Royston and Buntingford, Reed is one of Hertfordshire's most sought-after villages, renowned for its excellent primary school, popular return of village pub, thriving community and superb commuter links into London and Cambridge.

Further benefiting from approximately three years remaining on the original 10-year build warranty, this is a rare opportunity to acquire one of the very best homes within this prestigious development.



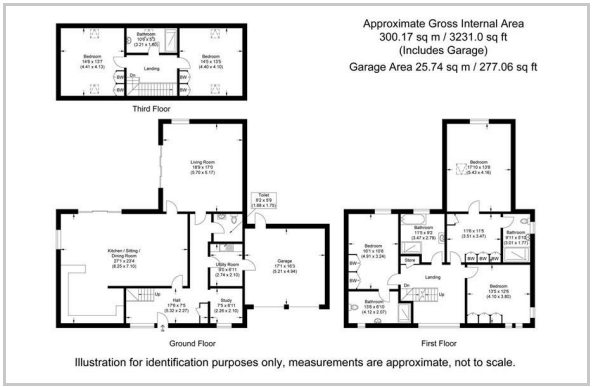




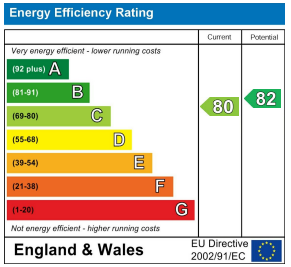
Area Map

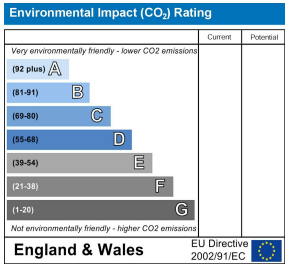


Floor Plan



Energy Efficiency Graph





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Sopers House Sopers Road, Cuffley, EN6 4RY
Tel: 01707 802001 Email: sales@greenhillestates.co.uk https://www.greenhillestates.co.uk