

- Detached Village Home
- Accommodation In Excess Of 2000sq ft
- Excellent Flexibility Of Use
- 3 Reception Rooms
- kitchen/Breakfast Room
- 4 Bedrooms
- En-Suite & Bathroom
- Generous Frontage & Rear Garden
- Quiet Village Location

PEDLARS LANE, THERFIELD

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A superb four bedroom detached residence located on a quiet location in the highly sought after village of Therfield. With accommodation in excess of 2000sq ft you have both spacious and very flexible accommodation throughout.

GUIDE PRICE
£600,000

Royston
01763 750000

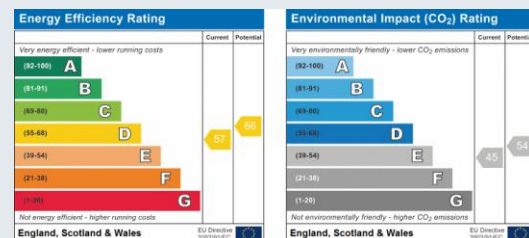
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Written quotations available on request. All loans secured on property. Life assurance is usually required.



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PROPERTY INSIGHT

Ensum Brown are delighted to offer for sale 'Lyndhurst', a superb four bedroom detached residence located on a quiet location in the highly sought after village of Therfield. With accommodation in excess of 2000sq ft you have both spacious and very flexible accommodation that can suit the needs of many.

As you approach the property you will immediately see that it is nicely set back from the road, with a large lawned garden and with a driveway for several vehicles that leads to an integral garage with electric door for convenience. From the road this property is very deceptive just how spacious it is, this is further enhanced when you step into the spacious hallway.

The ground floor accommodation boasts three reception rooms, a large square sitting room overlooking the front gardens, a flexible room to the front that could easily make a bedroom or an ideal study and then you have a conservatory off the rear. As well as these three reception rooms you also have a superb, open plan, kitchen dining room, a great room where you can spend much of the day as a family or socialising with friends. The current owners used the conservatory as the dining room and dining area as a family room, just another example of this property's flexibility. The kitchen has space for all the appliances you could hope for in the modern home and also features a central breakfast island, granite work surfaces and feature lighting.

Off the kitchen is a useful lobby and steps down to a utility room with vaulted ceiling, a perfect place for all those noisy appliances and to kick off the boots after a walk in the surrounding countryside. The utility room gives access to an integral garage, again with vaulted ceiling and is spacious enough for storage and to actually get out of a car if you like to lock away your vehicle in a dry place. The garage could also be converted if desired and would make a stunning reception room with those feature high ceilings.

With regards to bedroom space, the property offers four double bedrooms. On the ground floor you have two interconnecting double bedrooms with an en-suite off one. You could very simply create two individual bedrooms, with their own access, if you wished and could alter the access from the downstairs cloakroom to provide one shared bathroom for the two bedrooms. On the first floor you have two further double bedrooms and bathroom. There is also excellent storage space in the eaves on the first floor.

Going outside, as mentioned you have a very generous frontage. To the rear there is a small enclosed garden but with delightful views that feel very open and therefore more spacious. Currently hard landscaped it is perhaps more generous than it may first appear. If additional garden is important to you, then removing the conservatory could be the solution, as you would still be left with very generous accommodation.

This delightful property is sold with the advantage of no upward chain. Call Ensum Brown today to arrange your private viewing time and to fully appreciate both the property and location on offer for sale.

LOCATION - THERFIELD

Therfield is both a small village and a civil parish, situated three miles southwest of Royston, and six miles northeast of Baldock and within the English county of Hertfordshire. Today Therfield is known as a small village with a strong sense of community and is locally famous for its church, chapel and pub, the 'Fox & Duck', which has an excellent restaurant and also a place where you can enjoy a drink on the village green to the front. There is also a primary school within the village. The Nature Reserve of Therfield Heath lies a mile to the north of the village. From here on a clear day it is possible to see the Cathedral of Ely, over twenty miles to the north. You are surrounded by stunning countryside but still local to a town with many amenities.

Just a few miles up the road you have the town of Royston where you will find a high street of shops and cafes, this is also where you will find a number of supermarkets including Tesco, Morrisons, M&S and Aldi. In Royston there is a main line train station with a regular service direct to London Kings Cross as quick as 38 minutes. Also, from Melbourn, you can pick up the same train line from the neighbouring village of Meldreth if you wish, this is even within walking distance. Additionally, in terms of travel, you have the M11 within a 10 minute drive, the A1 approximately 15 minutes' drive away and if you want to travel internationally, London Stansted airport and London Luton Airport are both just half an hour's drive away. The city of Cambridge is also within very easy reach, either by road or train.

