



1, Hillside

Orwell, Royston,
Cambridgeshire, SG8 5QZ
Freehold £725,000

COUNTRY PROPERTIES
PART OF HUNTERS

A deceptively spacious detached chalet bungalow offering flexible living accommodation and beautiful views across Wimpole Hall. Accommodation includes five bedrooms with en-suite to master, lovely kitchen/ conservatory, log burner, underfloor heating in kitchen, study and family bathroom. Outside offers a large front garden offering parking for several cars, large rear garden with patio and outbuildings.

- Lovely extended detached family home offering exceptional flexible living accommodation
- Large fitted kitchen / conservatory
- Living room
- Outbuildings / large garden with stunning views
- Viewing highly recommended
- Five bedrooms
- Underfloor heating
- Study
- Generous off-road parking



Accommodation

Entrance Door Leading To:-

Hallway

uPVC double glazed window. Radiator. Tiled flooring. Spot lights. Door leading to:-

Inner Hall

uPVC double glazed window. Wood stripped floor. Stairs rising to first floor accommodation. Door leading to:-

Living Room

19' 9" x 9' 0" (6.02m x 2.74m)
uPVC double glazed window. Wood style flooring. Log burner. Radiator. Hallway door leading to:-

Study

8' 0" x 8' 0" (2.44m x 2.44m)
uPVC double glazed window. Wood stripped floor. Radiator. Back hallway door to:-

Bedroom Three

14' 7" x 8' 0" (4.45m x 2.44m)
uPVC double glazed windows. Stripped painted floorboards. Glass fitted wardrobes. Radiator.

Bedroom Four

15' 0" x 7' 8" (4.57m x 2.34m)
uPVC double glazed window. Stripped floorboards. Radiator.

Bedroom Five

11' 8" x 8' 10" (3.56m x 2.69m)
uPVC double glazed window. Wooden floorboards. Radiator.

Family Bathroom

uPVC double glazed obscure window. Tiled flooring. Bath with over head shower. WC. Pedestal sink with swan neck tap.

Kitchen

12' 6" x 11' 9" (3.81m x 3.58m)
uPVC double glazed window to side. Slate style flooring. Electric under floor heating. Selection of wall and base units including display cabinets. Work surfaces. Partly tiled splash back areas. Butler style sink. Extractor hood. Space for fridge/freezer. Space and plumbing for washing machine and dishwasher. Leading to:-

Conservatory

14' 9" x 12' 6" (4.50m x 3.81m)
Fully double glazed. Double door to garden.

First Floor

Landing

uPVC double glazed window. Dressing area.

Master Bedroom

14' 5" x 14' 3" (4.39m x 4.34m)
uPVC double glazed window. uPVC double glazed french doors. Spot lights. Radiator.



En-Suite

7' 9" x 6' 4" (2.36m x 1.93m)

Restricted head height. uPVC double glazed window. Fully tiled. WC. Wash hand basin with mixer tap. Glass shower partition.

Bedroom Two

16' 7" x 10' 0" (5.05m x 3.05m)

Wooden velux windows. Door to storage. Wooden style flooring. Spot lights. Dressing area.

Outside

Front

Gravel driveway providing off road parking for several vehicles. Grass area.

Rear Garden

Outside tap. Large shed. Large outhouse, currently being used as a gym. Garage.

Workshop - 15' 9" x 12' 5" (4.80m x 3.78m)

Store - 12' 5" x 11' 0" (3.78m x 3.35m)

Outbuilding 2 - 12' 8" x 10' 0" (3.86m x 3.05m)

Outbuilding 3 - 10' 0" x 7' 0" (3.05m x 2.13m)

Outbuilding 4 - 14' 0" x 10' 0" (4.27m x 3.05m)



Location

Orwell is a highly sought-after rural village in South Cambridgeshire, situated just 9 miles from the city of Cambridge, 7 miles from the town of Royston, and a stone's throw from the locally renowned National Trust property, Wimpole Hall. The grounds and surrounding area offer locals idyllic walks, wildlife spotting, and further means of escape from the hustle and bustle of daily life. Orwell has a very active community, encouraging neighbouring villages to join in on activities also. The village hall often hosts farmers markets, and there are a wide range of clubs and groups to join, such as Art, Bowls, Film, Football, Gardening, Local History, Singing, and Tennis. There is a very regular bus service, a mobile library, a village shop, a post office and a primary school. The Chequers gastropub is also known as being a local gem, offering classic British and Oriental dishes, using locally grown ingredients, and providing a great service in a relaxed country environment. The village's proximity to Royston means that residents have access to the town's many other amenities, such as the mainline train station offering regular fast services to both Cambridge and London Kings Cross. There is also a leisure centre, sports clubs, dentist's surgeries, and highly-regarded schools for all ages. The A1M and M11 are within a 20-minute drive via the A10/A505, and London Stansted and Luton Airports are both 30-minutes away.







Denotes restricted head height

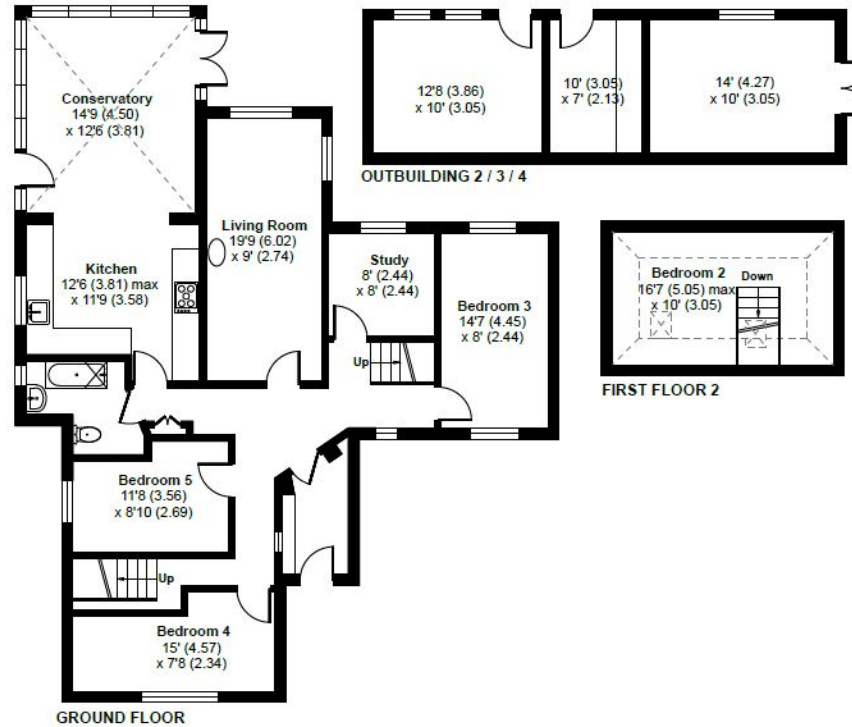
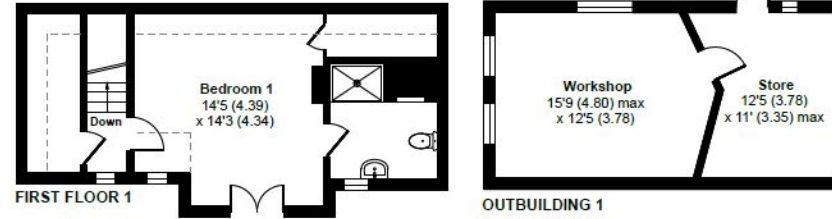
Approximate Area = 1619 sq ft / 150 sq m (includes garage)

Limited Use Area(s) = 159 sq ft / 15 sq m

Outbuilding = 652 sq ft / 61 sq m

Total = 2430 sq ft / 226 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nlchemom 2022. Produced for Country Properties. REF: 830746



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100)	A		
(81 to 91)	B		
(69 to 80)	C		
(55 to 68)	D		62
(39 to 54)	E	41	
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs			
England, Wales & N.Ireland		EU Directive 2002/91/EC	

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 and 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.

Viewing by appointment only

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