



# Hampshire Road

Royston,  
Hertfordshire, SG8 9FT  
£650,000

country  
properties



If you're searching for a home that's ready for you to settle into, this is the one you've been waiting for.

The award-winning Shaftesbury by Redrow is a stunning four-bedroom home from their prestigious Heritage Collection. Designed with timeless Arts and Crafts-inspired architecture, this home also embraces a contemporary, family-friendly interior that perfectly balances comfort and style.

Immaculately maintained and thoughtfully upgraded by its current owners, this home features top-tier enhancements, including air conditioning in several rooms, sophisticated herringbone flooring across much of the ground floor, and a newly designed family bathroom with a freestanding bath. Offering four generously sized bedrooms — including a master suite with its own en-suite shower room — this property provides ample space for a growing family. The home also benefits from plenty of built-in storage throughout. The expansive open-plan kitchen, dining, and family area is the heart of the home, while large windows flood the entire space with natural light, creating a warm, luxurious atmosphere.

#### The Perfect Spot in a Sought-After Location

This property holds a prime position within the development, with picturesque views over Therfield Heath, making it even more special.

Tucked away in the historic market town of Royston, Hedera Gardens offers a collection of beautifully crafted homes designed for the demands of modern family life. For commuters, the location is unbeatable. Royston's train station, located less than a mile away, offers fast, direct services to London King's Cross and St Pancras in under an hour, making this an ideal spot for those working in the city.

The town itself is home to top-rated schools, a wide range of shopping options, and an abundance of recreational activities to enjoy in your downtime, making it a perfect blend of convenience and lifestyle.

#### Location, Location, Location

Hedera Gardens couldn't be better connected. Situated just off the A10 and close to the A505, with the A1(M) and M11 easily accessible, it's ideally placed for those traveling in and around the area. Cambridge is only 14 miles away, Letchworth just 9 miles, and Central London is only 45 miles from your doorstep. Plus, with Royston Station a short distance away, you can be in Cambridge in just 15 minutes, or in London in under an hour.

Service charge - £230/annum

- Stunning turnkey family home
- Detached
- Garage & Driveway
- Upgraded by the current owners
- Overlooking Therfield Heath
- Four Bedrooms
- Landscaped Garden
- Freehold
- Beautiful Kitchen/Diner/Family Room
- Prime Location















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

Country Properties | 45, High Street | SG8 9AW  
T: 01763 245121 | E: royston@country-properties.co.uk  
www.country-properties.co.uk

country  
properties



country  
properties