



# Thurnall House

Barkway Road, Royston,  
Hertfordshire, SG8 9DR  
OIEO £800,000

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## A Rare Blend of Countryside Tranquillity and Town Convenience

This outstanding executive detached family home offers the best of both worlds — a peaceful edge-of-town setting with easy access to the vibrant High Street and Royston Mainline Station, as well as picturesque countryside walks just moments away.

From the moment you step inside, the home impresses with its sense of space and light. A grand vaulted entrance hall with a striking feature window creates a welcoming first impression. The ground floor includes a stylish cloakroom/WC and leads through double doors into the heart of the home — a spacious, open-plan kitchen/dining/family room. Featuring a central island, bi-fold doors to the south-facing rear garden, and a separate utility room, this space is perfectly designed for modern family living.

The generously sized sitting room, also accessed via double doors from the hallway, includes its own bi-fold doors to the garden — ideal for both entertaining and relaxing. A second reception room offers versatile use as a home office, playroom, or formal dining area.

Upstairs, the airy landing leads to four well-proportioned bedrooms, each with climate control for year-round comfort. Two bedrooms benefit from en-suite shower rooms, while the luxurious four-piece family bathroom serves the remaining rooms. The principal bedroom is a standout feature — dual-aspect windows offer far-reaching views, while ample fitted wardrobes and space for additional furnishings complete the picture.

This beautifully crafted home is offered chain-free, and finished to a high specification throughout, with natural materials and a calming, contemporary design that creates a true sense of retreat.

To arrange your private viewing, contact us today.

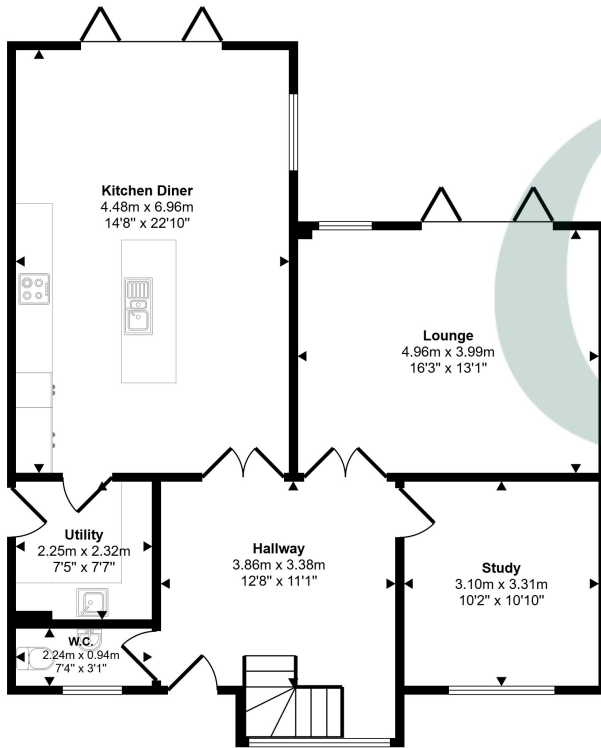
- Detached Family Home
- Four Double Bedrooms
- Two En-suites & Family Bathroom
- Large Kitchen/Diner/Family Room
- Two Reception Rooms
- Utility Room
- Double Detached Garage
- Downstairs WC
- Climate Control
- Chain Free



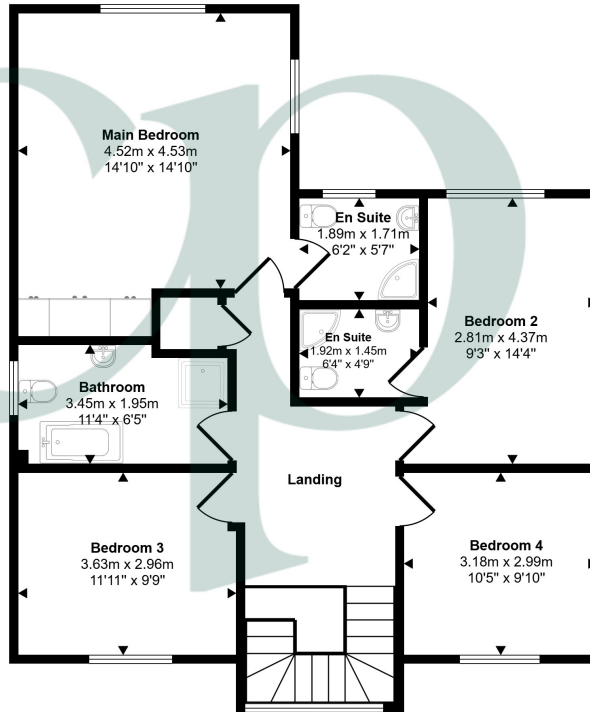




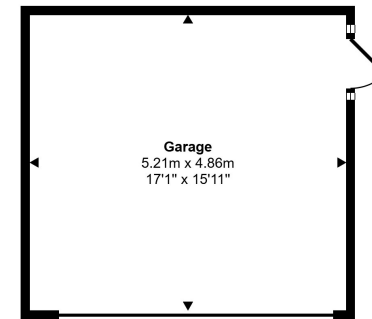
Approx Gross Internal Area  
200 sq m / 2151 sq ft



Ground Floor  
Approx 87 sq m / 935 sq ft



First Floor  
Approx 88 sq m / 943 sq ft



Garage  
Approx 25 sq m / 273 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	<b>A</b>	92
(81-91)	<b>B</b>	86
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
Not energy efficient - higher running costs		
England, Scotland & Wales		
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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