



21, Barley Road

Great Chishill, Royston,
Cambridgeshire, SG8 8SB

£425,000

country
properties

Sycamore cottage is a semi-detached property, originally three bedrooms. This property offers three reception rooms and a separate kitchen/breakfast room, with two double bedrooms including a walk-in dressing room to the master bedroom which can be made back into the third bedroom if required. Externally this cottage provides a single detached garage, driveway for three cars, front and side gardens with beautiful far reaching views across the nearby countryside. This stunning property benefits from being in a popular village location which provides a nearby public footpath to enjoy the countryside walks with those breath taking views, a village public house and church.

- 2/3 Bedroom cottage
- 2 double bedrooms and dressing room/3rd bedroom
- Front and side gardens
- Driveway and single detached garage
- Three reception rooms
- Seperate kitchen/breakfast room
- Stunning far reaching countryside views
- Sought after village location

First Floor

Hallway

Single glazed door and window. Parquet flooring. Stairs leading to the landing. Smoke detector. Access to the lounge and dining room.

Lounge

16' 8" x 12' 9" (5.08m x 3.89m)

Dual aspect double glazed uPVC windows to front and rear. Large radiator. Plug sockets. Electric fireplace with a working fireplace behind. Carpet. Access to second reception room/snug/office.

2nd Reception Room

16' 1" x 12' 5" (4.90m x 3.78m)

Dual aspect double glazed uPVC windows to front and rear. Double glazed uPVC patio doors to rear patio. Exposed beams. Radiator. Fitted cupboards.

Dining Room

16' 8" x 13' 7" (5.08m x 4.14m)

Dual aspect double glazed uPVC windows to front and rear. Electric fire with bricks surround and tiled heath with an open working fireplace behind. Radiator. Under the stairs storage cupboard. Space for dining table. Exposed beams.

Kitchen

16' 4" x 10' 3" (4.98m x 3.12m)

Side single glazed door from driveway. Storage cupboard/larder. Space for a tall fridge/freezer. Oil fuelled boiler. Tiled flooring. Wall, base and display wooden units with roll top edge worktop. Space and plumbing for washing machine. Double glazed uPVC window to front over looking the garden and country. Tiled splash back. Stainless steel sink, 1/2 and drainer with mixer tap. Under counter space for an additional fridge or freezer. Plug sockets. Oven and electric hob with cooker hood above. Exposed beam. Space for a breakfast table.

Second Floor

Landing

Radiator. Three double glazed uPVC windows to rear aspect. Loft hatch.



Master Bedroom

11' 10" x 9' 2" (3.61m x 2.79m)

Double glazed uPVC window to front aspect. Radiator. Plug sockets. Access into the walk-in dressing room. Storage cupboard above the stairs. Good sized double bedroom.

Bedroom 2

9' 4" x 9' 0" (2.84m x 2.74m)

Storage above the stairs. Fitted wardrobe. Double glazed uPVC window to front aspect with stunning far reaching views across the countryside. Radiator. Plug sockets. Good sized double bedroom.

Dressing Room/ Bedroom 3

12' 1" x 7' 5" (3.68m x 2.26m)

Access via master bedroom and from the landing. Fitted wardrobes. Dressing table area. Space for side tables. Plug sockets. Radiator. Double glazed uPVC window to front aspect.

Family Bathroom

Access to loft. Wash hand basin with fitted vanity unit below. Partially tiled. Bath with main shower above with shower pump system. Obscure double glazed uPVC window to front aspect. Radiator. Extractor fan. Shaver point. Airing cupboard with water tank.

WC

Partly tiled. Low level flush WC. Small obscure double glazed uPVC window to rear aspect.

External

Single Detached Garage

18' 10" x 8' 3" (5.74m x 2.51m)

Access to workshop. Power and lighting. Plug sockets. Double wooden doors opening at the front. Space for car or additional storage.

Workshop

7' 4" x 7' 3" (2.24m x 2.21m)

Single glazed window to side aspect. Access from driveway or through the garage. Power and lighting. Workshop benches. Plenty of storage. Space for second chest freezer.

Driveway

Blocked paved. Parking for two/three cars. Oil tank to the side of the single detached garage

Side Garden

Mainly Laid to lawn. Fenced to one side with a hedgerow to the other. Areas for planting/vegetables plot. Greenhouse

Front Garden

Access via the driveway to the front of the property. Mainly laid to lawn. Bordered by a hedgerow, with trees, shrubs and plants. Patio area to the front to enjoy those far reaching views across the surround countryside, and a pond.

Rear

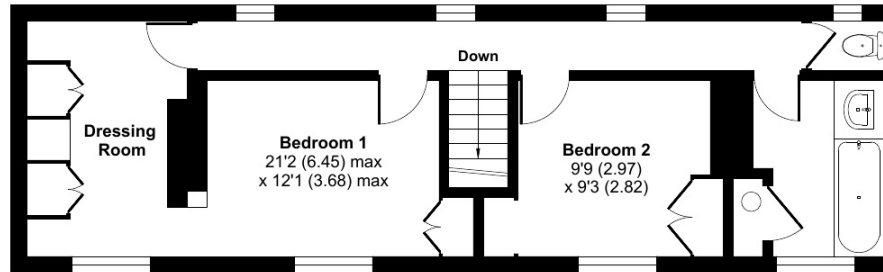
Walkway laid to patio with access to to separate sheds and a storage cupboard to the rear of the property. Enclosed via a high wall to the rear providing privacy. Patio doors from the 2nd reception room/office/snug area. Raised flower beds.

Agents Notes

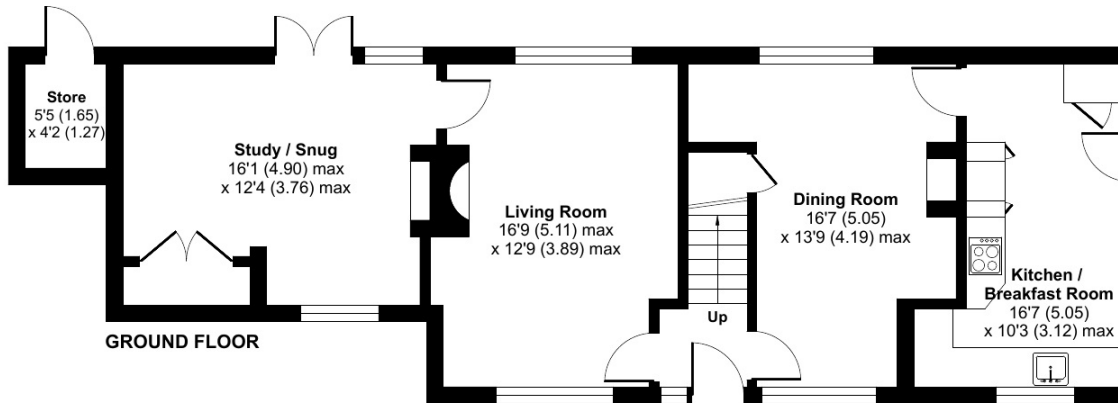
This property is timber framed and has a septic tank



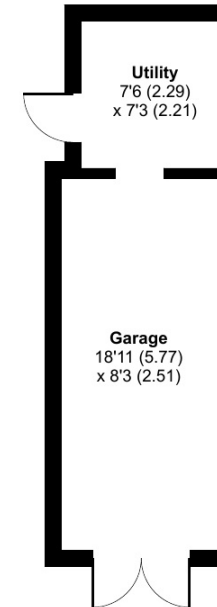
Approximate Area = 1297 sq ft / 120.4 sq m
 Garage = 213 sq ft / 19.7 sq m
 Store = 22 sq ft / 2 sq m
 Total = 1532 sq ft / 142.1 sq m
 For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		63
(39-54)	E		
(21-38)	F	24	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Country Properties. REF: 1068602



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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