



Thurnall House

Barkway Road, Royston,
Hertfordshire, SG8 9DR
£825,000

country
properties

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



Accommodation

Ground Floor

Entrance Hallway

12' 8" x 11' 1" (3.86m x 3.38m) – Double Height with feature window to front. Door to;

Cloakroom

7' 4" x 3' 1" (2.24m x 0.94m)

Kitchen/Diner/Family Room

14' 8" x 22' 10" (4.47m x 6.96m) – Central Island and modern wall and base units. Quartz worktops. Window to side and bifold doors to rear patio and garden.

Utility Room

7' 5" x 7' 7" (2.26m x 2.31m) – Modern Wall and Base units. Quartz worktops with sink inset.

Lounge

16' 3" x 13' 1" (4.95m x 3.99m) – Climate control, Window to rear and bifold doors to patio.

Study

10' 2" x 10' 10" (3.10m x 3.30m) – Window to front.

Stairs to First Floor

Landing

Feature window to front.

Principle Bedroom

14' 10" x 14' 10" (4.52m x 4.52m) – Double aspect top rear and side. Fitted wardrobes.

En-suite

6' 2" x 5' 7" (1.88m x 1.70m) – Window to rear.

Bedroom Two

9' 3" x 14' 4" (2.82m x 4.37m) – Climate Control. Window to rear.

En-suite

6' 4" x 4' 9" (1.93m x 1.45m)

Bedroom Three

11' 9" x 9' 9" (3.58m x 2.97m) – Climate control. Window to front.



Bedroom Four

10' 5" x 9' 10" (3.17m x 3.00m) - Climate control. Window to front.

Family Bathroom

11' 4" x 6' 5" (3.45m x 1.96m) - Four price suite. Window to side.

Exterior

Garage

17' 1" x 15' 11" (5.21m x 4.85m) - Electric double door to front. Convenience door to side. Power and light.

Rear Garden

Patio leading to an area laid to lawn. Fully enclosed with wooden fencing.



Agent's Notes

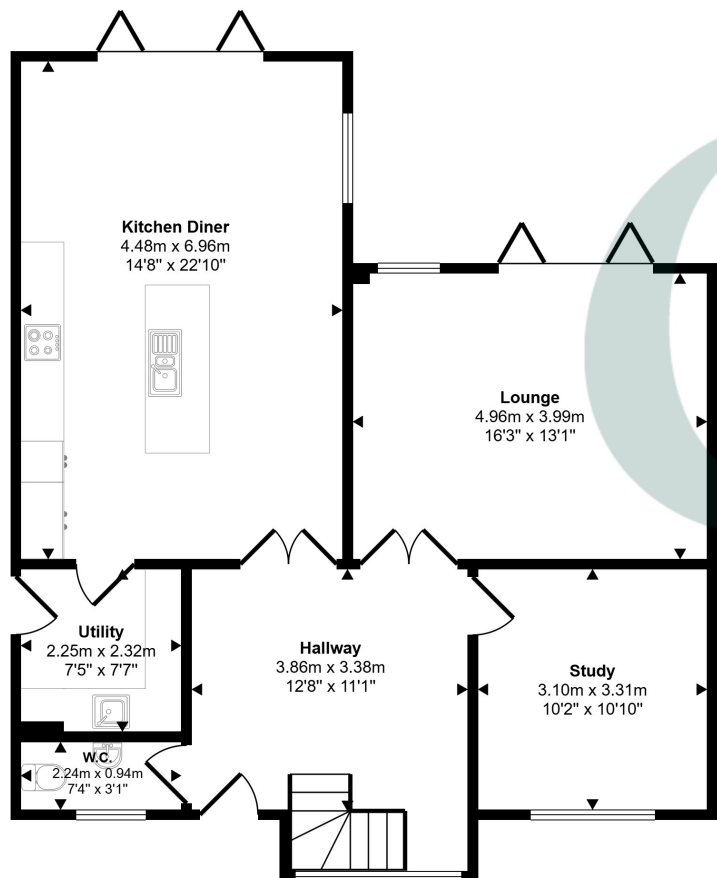
Royston

Royston's vibrant market town benefits from commuter links directly to London's Kings Cross and Cambridge via the British Railway Network and also has excellent commutable road links via the A10, M11, A505 and A1M and has good access directly to Cambridge City Centre along with London Luton and Stansted airports both being within a 45 minute drive. There are desirable schools for lower and higher education with two schools holding outstanding reputation. Royston town centre benefits from local amenities including boutique shops, restaurants/bars, major supermarkets and doctors and dentists.

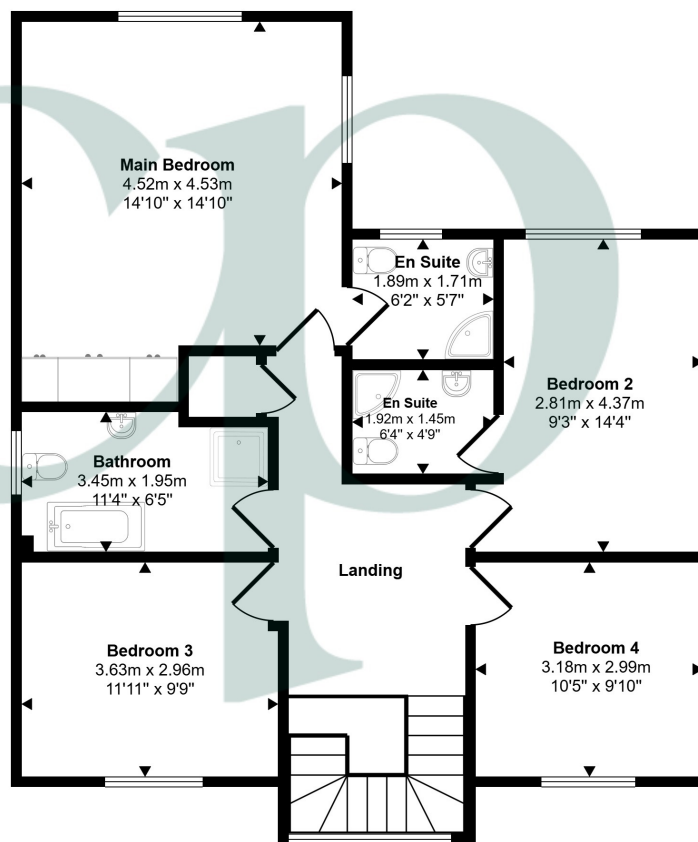




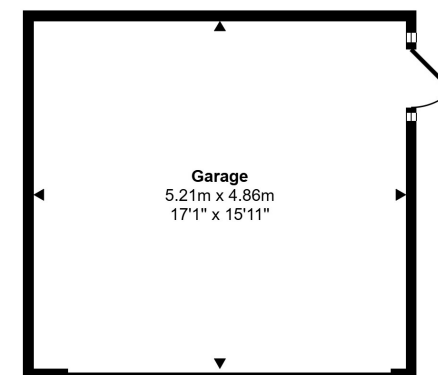
Approx Gross Internal Area
200 sq m / 2151 sq ft



Ground Floor
Approx 87 sq m / 935 sq ft

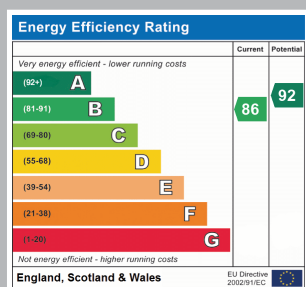


First Floor
Approx 88 sq m / 943 sq ft



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.



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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