



Orchardside

Abington Pigotts, Royston,
Cambridgeshire, SG8 0SD

Freehold - Guide Price £1,000,000

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properties

We are delighted to offer this incredibly presented and substantial family home to the market. Situated in a beautiful rural setting in the peaceful village of Abington Pigotts, this sizeable home is of a highest specification and boasts a number of benefits. Its well proportioned accommodation, 4 double bedrooms and stunning rear garden overlooking farmland to name a few. Orchardside also has the potential to appeal to a wide range of different buyers, as it can be easily be adapted to meet the specific requirements of any buyer.

On the ground floor, this fantastic residence consists of; entrance hallway, WC, family room, light and airy living room, dining room, contemporary kitchen/breakfast room and a bright garden room which overlooks the grounds to the rear. The first floor comprises of landing, family bathroom and 4 double bedrooms, 2 of which include en-suites. Orchardside is on a generous plot of around 1/3rd of an acre and also includes a detached workshop/garage, carport and driveway to the front of the property.

Abington Pigotts is an extremely pretty Cambridgeshire village that is located approximately 4 miles northwest of Royston. There is a village church and popular village pub that is frequently visited by customers from miles around. The primary school is in the neighbouring village of Steeple Morden and the nearest local shop is in the next village of Litlington. There are many wonderful countryside walks to explore and plenty of village groups if you wish to get involved.

- Immaculate detached residence
- High specification throughout
- Beautiful rear garden with views of open farmland
- Village location
- 4 Double bedrooms (2 en-suites)
- Over 2400 sqft
- Detached workshop/garage & carport
- Council Tax band F / EPC rating D



Accommodation

Entrance Hallway

Under stairs storage cupboard, stairs rising to the first floor, doors to:-

Family Room

22' 6" x 16' 0" (6.86m x 4.88m)
Double glazed window to the front aspect, two double glazed windows to the side aspect, large under stairs storage cupboard.

WC

Double glazed window to the side aspect.

Living Room

20' 0" x 12' 9" (6.10m x 3.89m)
Double glazed bay window to the front aspect, fireplace, radiator, engineered oak laminate flooring, French doors into garden room.

Dining Room

10' 5" x 9' 11" (3.17m x 3.02m)
Engineered oak laminate flooring, French doors into the garden room.

Kitchen/Breakfast Room

19' 4" x 18' 0" (5.89m x 5.49m)
Range of wall mounted and base level wooden units with granite work surfaces over and two inset sinks with drainers, integral dishwasher, fridge and freezer, separate island with breakfast bar and inset hob with extractor hood over, tiled flooring, two radiators, double glazed window to the rear aspect, double glazed window to the front aspect, bi-folding doors onto the rear garden, skylight.

Garden Room

21' 0" x 8' 5" (6.40m x 2.57m)
Tiled flooring, skylight, underfloor heating, bi-folding doors onto the rear garden.



First Floor

Landing

Double glazed window to the side aspect, radiator, airing cupboard, loft hatch.

Bedroom One

19' 11" x 9' 11" (6.07m x 3.02m)

Two double glazed windows to the rear aspect, radiator, access to:-

En-suite

Double glazed window to the side aspect, WC, his & hers wash hand basins with vanity unit below, shower cubicle, tiled flooring, heated towel rail.

Bedroom Two

16' 1" x 10' 3" (4.90m x 3.12m)

Double glazed window to the front aspect, radiator, access to:-

En-suite

Double glazed window to the side aspect, WC, wash hand basin with vanity unit below, shower cubicle, heated towel rail, tiled flooring.



Bedroom Three

11' 10" x 9' 7" (3.61m x 2.92m)

Double glazed window to the rear aspect, radiator.

Bedroom Four

9' 7" x 8' 11" (2.92m x 2.72m)

Double glazed window to the front aspect, radiator.

Family Bathroom

Double glazed window to the front aspect, WC, wash hand basin with vanity unit below, bath with shower attachment, laminate flooring, radiator, vinyl flooring.

External

Rear Garden

Attractive rear garden with views overlooking open farm land, mainly laid to lawn with mature shrub borders, patio area ideal for entertaining or alfresco dining, pond, two potting/storage sheds, vegetable garden with fruit cage and Rhino greenhouse.

Front Garden

Gated access to a large pebbled driveway providing off road parking for multiple vehicles with mature shrub beds and borders, access to workshop/garage and carport, pathway to front door, oil tank.

Workshop/Garage

16' 2" x 8' 7" (4.93m x 2.62m)

Carport

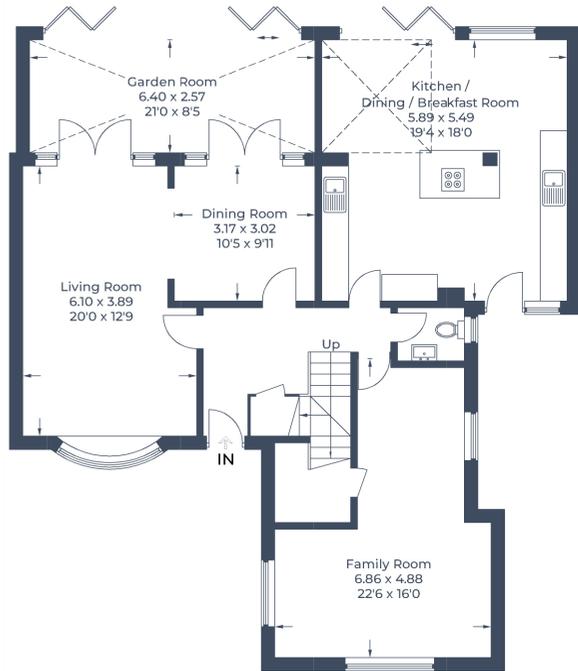
16' 2" x 8' 9" (4.93m x 2.67m)

EV charging point.

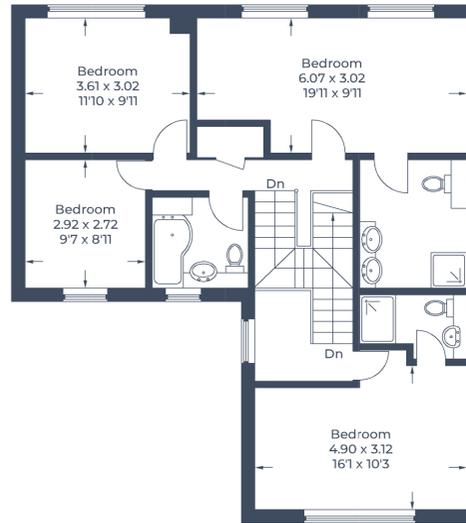




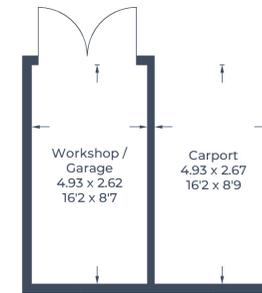
Approximate Gross Internal Area
 Ground Floor = 126.3 sq m / 1,359 sq ft
 First Floor = 84.1 sq m / 905 sq ft
 Workshop / Garage = 12.9 sq m / 139 sq ft
 Total = 223.3 sq m / 2,403 sq ft
 (Excluding Carport)



Ground Floor

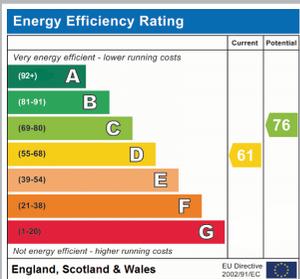


First Floor



(Not Shown In Actual Location / Orientation)

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Viewing by appointment only

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