



The Royston

Muncey Grove, Bassingbourn,
SG8 5JW

Freehold - Guide Price £890,950

country
properties

The Royston is a fantastic, particularly light and spacious, high specification 5 bedroom detached executive home set within The Hawthorns by Beech Grove Homes, a thoughtfully designed and very well laid out Beech Grove Homes new build development of excellent two, three and five bedroom homes in the ever popular South Cambridgeshire village of Bassingbourn within a 10 minute drive into Royston and 30 minute drive into central Cambridge. The Royston is the largest of the units on this small development and offers 3 spacious reception rooms off of the impressive entrance hall with central staircase on the ground floor, alongside a downstairs cloakroom, utility and fully fitted kitchen complete with quartz worktops, a central island and bi-folding doors onto the generous rear garden with views over open farmland. On the first floor are 5 true double bedrooms (2 en-suite) and a family bathroom. With underfloor heating via air source heat pump throughout the ground floor, radiators to the first and bathrooms fitted with Vitra Suites and shower-ware by Vado, this fine family home really must be viewed in person to appreciate the quality of finish, space, specification and wonderful setting on offer.

- The Hawthorns by Beech Grove Homes
- High specification fixtures and fittings
- Double Garage
- Heating via air source heat pump
- Easy access to Royston, Cambridge & London
- Light and spacious throughout (approx. 2083 sqft)
- 5 Double bedrooms (2 en-suite)
- Each Royston plot benefits from views over open farmland
- 10 Year premier warranty
- Council Tax band G / EPC rating A



Accommodation

Entrance Hallway

Central staircase to first floor, two storage cupboards, doors to:

Study

11' 0" x 6' 6" (3.35m x 1.98m)

Window to the front aspect, window to the side aspect.

Cloakroom

3' 10" x 5' 10" (1.17m x 1.78m)

WC, wash hand basin, heated towel rail.

Living Room

13' 2" x 18' 8" (4.01m x 5.69m)

Bay window to the front aspect, window to the side aspect.

Dining Room

13' 2" x 11' 8" (4.01m x 3.56m)

Window to the side aspect, double doors to rear garden, double doors to:

Kitchen

23' 8" x 10' 10" (7.21m x 3.30m)

Window to the rear aspect, bi-folding doors to rear garden, range of wall mounted and base level units with quartz work surface over and inset sink with drainer. Integral appliances, central island with quartz work surface over, breakfast bar and storage units under, double doors to entrance hall, dining room and door to:

Utility

External door to side, laminate work surface with inset sink and drainer, space and plumbing under for washing machine and tumble dryer.

First Floor

Landing

Radiator, window to the rear aspect, loft hatch, doors to:



Bedroom One

9' 10" x 11' 0" (3.00m x 3.35m)

Window to the rear aspect, radiator, built in wardrobes, door to:

En-suite

Window to the side aspect, WC, wash hand basin, heated towel rail, shower cubicle.

Bedroom Two

10' 6" x 11' 7" (3.20m x 3.53m)

Window to the front aspect, radiator.

Bedroom Three

11' 5" x 11' 1" (3.48m x 3.38m)

Window to the rear aspect, radiator, door to:

En-suite

WC, heated towel rail, wash hand basin, shower cubicle.

Bedroom Four

11' 4" x 11' 1" (3.45m x 3.38m)

Window to the rear aspect, radiator.

Bedroom Five

11' 0" x 12' 7" (3.35m x 3.84m)

Window to the front aspect.



Family Bathroom

8' 6" x 6' 2" (2.59m x 1.88m)

Window to the front aspect, heated towel rail, WC, wash hand basin, bath with shower attachment over.

Agent's Notes

Charges

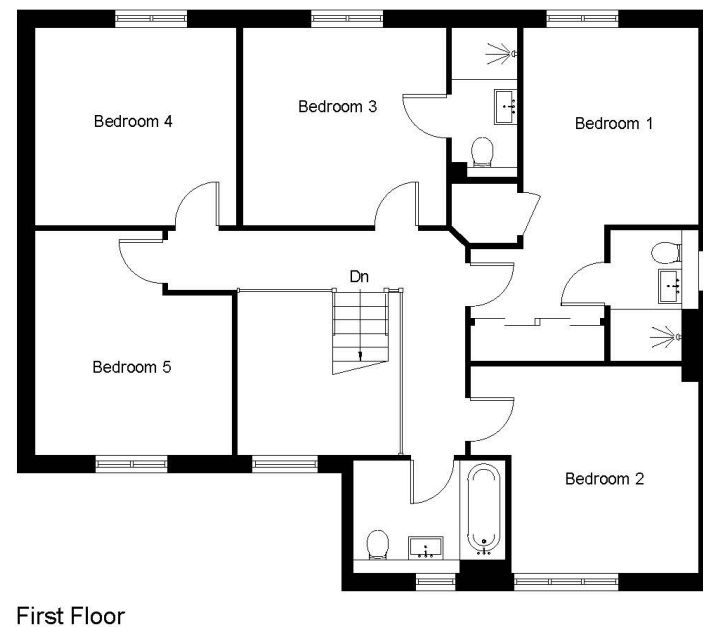
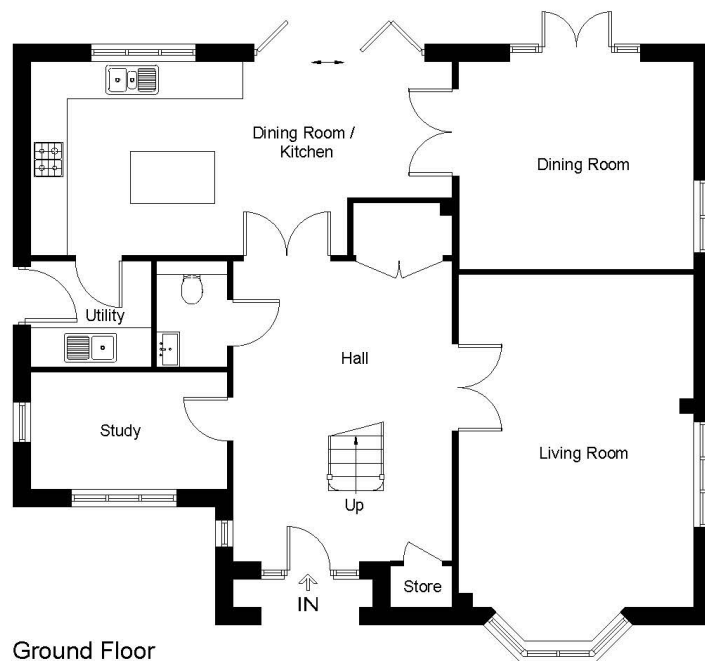
Service charge: £756.72 PA service charge for the upkeep of communal areas paid monthly at £63.06 PCM is applicable.


Bassingbourn

Bassingbourn is a popular South Cambridgeshire village with delightful country walks on your doorstep and a good amount of local amenities including a doctors' surgery, post office/village store, pharmacy, dentist, hairdressers, church, library, car garage, pub, restaurant and both Primary and Secondary schools as well as a nursery. Royston mainline railway station is located approx. 3.5 miles from the development and provides direct rail links into both London & Cambridge. With excellent road links to Cambridge (approx. 14 miles) and Royston as above, this delightful development is particularly well situated to enjoy quiet village life with all the facilities of a large town/city within easy reach.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+) A		92	98
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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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