



- BRAND NEW Semi Detached Home
- Completed To An Exceptional Standard
- Generous Garden With Countryside Views
- Non Estate Popular Village Location
- Open Plan Lounge, Dining Room & Kitchen
- High Spec Kitchen With Appliances
- 3 Bedrooms
- En-Suite & Family Bathroom
- Driveway Parking

## HILLSIDE, ORWELL, ROYSTON

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Ensum Brown are delighted to offer for sale this BRAND NEW semi-detached home that has been completed to an exceptional standard, this is no ordinary new build. Located in a non-estate location on the edge of Orwell this home benefits from a generous garden & stunning countryside views.

GUIDE PRICE  
**£475,000**

Royston  
**01763 750000**

42 High Street, Royston, Hertfordshire, SG8 9AG

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General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

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Written quotations available on request. All loans secured on property. Life assurance is usually required.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92+)			112
A (81-91)		84	
B (69-80)			
C (55-68)			
D			





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## PROPERTY INSIGHT

Ensum Brown are delighted to offer for sale this brand-new semi-detached home that has been completed to an exceptional standard. This is no ordinary new build completed on mass, this has been carefully thought through and completed with no expense spared by a small developer who takes pride in the finish and quality. As with most new homes, this property comes complete with a build warranty and is available for immediate inspection and to move in as soon as the legal work can be completed.

Located on the edge of the popular village of Orwell, close to both Royston and Cambridge, this home is in a non-estate position and benefits from a generous enclosed garden with open views to the rear over open countryside. Approaching the property, you will see this home has excellent kerb appeal and you have driveway parking to the front for multiple vehicles. The property is nicely set back from the road.

Stepping inside you will immediately see some of the quality of the finishing in this home. You have engineered oak flooring that is throughout the ground floor with underfloor heating, oak doors and architraves, inset ceiling spotlights and neutral decor. Of note, the heating for this property is by an air source heat pump, both economically friendly and highly efficient to reduce utility bills.

Off the entrance hall you have a double cupboard and a cloakroom toilet. Going through to the rear you have a stunning, open plan, lounge, dining room and kitchen. The room feels exceptionally light and spacious thanks to large windows on two aspects and with sliding patio doors opening to the rear garden with the stunning countryside views beyond. The kitchen is fitted with a range of wall and base units with quartz work surfaces over. Integrated appliances including an oven, four plate induction hob with extractor over, dishwasher and washing machine. You also have space for a fridge/freezer or even an American style if you wished.

Going to the first floor, there are three bedrooms, two very good double bedrooms and a single bedroom. The single bedroom could make an ideal home office if you preferred. The master bedroom benefits from its own en-suite shower room and there is a further family bathroom. Both completed with luxury fittings and white suites.

The outside of this home is a real feature. Rarely do you get such good-sized gardens with new homes and this one is exceptional. Mainly laid to lawn with a paved patio area, side access to the front and of course, those views!

## LOCATION - ORWELL

Orwell is a highly sought-after rural village in South Cambridgeshire, situated just 9 miles from the city of Cambridge, 7 miles from the town of Royston, and a stone's throw from the locally renowned National Trust property, Wimpole Hall. The grounds and surrounding area offer locals idyllic walks, wildlife spotting, and further means of escape from the hustle and bustle of daily life.

Interestingly, the Prime Meridian line passes the eastern edge of Orwell and is one of many features of this village's rich history. Orwell's St. Andrew's Church, for example, was founded around 1150AD and has been sympathetically restored over the years. The church still offers regular services and activities, and is very much a focal point for visitors and residents passing through the village.

Orwell has a very active community, encouraging neighbouring villages to join in on activities also. The village hall often hosts farmers markets, and there are a wide range of clubs and groups to join, such as Art, Bowls, Film, Football, Gardening, Local History, Singing, and Tennis. There is a very regular bus service, a mobile library, a village shop, a post office and a primary school. The Chequers gastropub is also known as being a local gem, offering classic British and Oriental dishes, using locally grown ingredients, and providing a great service in a relaxed country environment.

The village's proximity to Royston means that residents have access to the town's many other amenities, such as the mainline train station offering regular fast services to both Cambridge and London Kings Cross. There is also a leisure centre, sports clubs, dentist's surgeries, and highly-regarded schools for all ages. The A1M and M11 are within a 20-minute drive via the A10/A505, and London Stansted and Luton Airports are both 30-minutes away.

If you're looking to purchase in the area, we highly recommend giving this lovely village a visit!

