



- Detached Home In Rural Setting
- Countryside Views
- 1/3 Of An Acre Private Plot
- Annexe
- 2 Reception Rooms
- Kitchen/Breakfast Room
- 3 Double Bedrooms + Annexe
- 2 En-Suites & Family Bathroom
- Landing/Study Area

## NEWMARKET ROAD, ROYSTON

 4  3  3 EPC 61

A unique detached home located just outside the town of Royston within a rural & private setting. Located on a plot in the region of a third of an acre, the 3 double bedroom main house also benefits from an independent annexe adding a 4th bedroom/ reception room, shower room & kitchenette.

GUIDE PRICE  
**£795,000**

Royston  
**01763 750000**

42 High Street, Royston, Hertfordshire, SG8 9AG

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



Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	61	



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## PROPERTY INSIGHT

Ensum Brown are delighted to offer for sale "Noons Folly Farm", a unique and rarely available home located on a private lane on the outskirts of the town of Royston. Situated on a private plot in the region of a third of an acre, this home is in an idyllic position surrounded by open countryside and is sold with the advantage of no upward chain.

Approaching the property, a gated entrance leads you to a gravelled driveway that further leads to a parking area for multiple vehicles and a car port. Here you have a separate entrance to the annexe or a convenient rear door to the kitchen.

If entering the main property via the traditional front door, you will immediately see the substantial and beautiful gardens this property offers. The gardens are mainly laid to lawn with flower and shrub planting, a patio and a large paved terrace all surrounded by hedging and mature trees. There is also a fenced and gated vegetable garden with raised beds and a greenhouse. Centrally in the garden there is a wildlife pond with filtration located next to a superb summer house that has power, light and a strong Wi-Fi signal - perhaps a perfect home office or somewhere to just relax and read!

You enter the property into a large entrance hall that immediately gives you a feeling of space; this home offers accommodation in excess of 2200 sq ft. From here, there is an internal access door to the annexe. The annexe could offer you an additional 4th bedroom, a space for someone to independently live or of course you could use as an additional reception room if you wished, such as a home office. The annexe includes both a kitchen area and an en-suite shower room.

Within the main property, there are two traditional reception rooms, a sitting room with a feature fireplace and wood burning stove which makes a great focal point to the room. A wide sliding glass door leads to the traditional dining room. The ground floor is completed with a kitchen/breakfast room, fitted with a range of wall and base units with work surfaces over, housing an inset ceramic one and a half bowl sink and drainer unit, integrated oven, fridge/freezer, and with space and plumbing for a dishwasher. In the breakfast area, there is an oil-fired Rayburn which also provides hot water when in use.

Going to the first floor, this home continues to impress. The large landing area was designed as a fourth bedroom, but has been left open to provide a flexible space according to needs.

This great space, with a window overlooking the gardens and countryside, makes a fantastic study for the current owner. There are 3 bedrooms on the first floor, all of which are doubles, there's certainly no box room in this home. Bedroom two has built-in wardrobes and the master bedroom has a range of wall to wall high end fitted wardrobes and storage. The master bedroom benefits from a re-fitted en-suite that features a walk-in shower with glass screen. The further two bedrooms are served by a family bathroom fitted with a three-piece suite in white.

The annexe is a very flexible space. The private entrance, kitchen area and shower room have allowed it to be used variously as an office to run three businesses, a young adults semi-independent accommodation and a more private space for a dependent relative and also, for guests.

Call Ensum Brown today to arrange a private viewing of this very special home, we assure you will not leave disappointed.

## LOCATION - ROYSTON

Royston is located within Hertfordshire and on the border of Cambridgeshire and has a mix of rich heritage, green open spaces and town centre streets with a variety of cafes and restaurants offering a diverse mix of food and drink. Within the town you have all the facilities you may wish for, whether you are young or old, single, a couple or family. To mention a few, you have a leisure centre, tennis, rugby, hockey and golf club on Royston Heath, as well as community groups, library, doctors, dentists and a number of excellent schools to choose from within its three-tiered system. Surrounding Royston there is beautiful countryside and some delightful villages, such as Barley, Thefield and Barrington, just to name a few, which are within just a few miles of the town.

Royston boasts excellent transport links for the residence, visitors and business. Located on the A10 and with the A1M and M11 each within a 15 minute drive, a main line train station with a regular service direct to London Kings Cross as quick as 38 minutes and if you want to travel internationally, London Stansted airport and London Luton Airport are both just half an hour's drive away. The city of Cambridge is also within very easy reach, either by road or train.

If you aren't familiar with Royston then pay it a visit today, you may decide you never want to leave!

