



9a Hillside, Orwell, Royston, SG8 5QZ  
Guide Price £450,000 Freehold



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**A CONTEMPORARY SEMI-DETACHED FAMILY HOME, BEAUTIFULLY PRESENTED THROUGHOUT, LOCATED IN THIS HIGHLY SOUGHT-AFTER VILLAGE WITH ENCLOSED GARDEN AND HOME STUDIO, AND BACKING ON TO THE WIMPOLE ESTATE.**

- Semi-detached house
- 1285 Sqft/ 114 Sqm
- Air source / underfloor heating
- EPC - B/83
- Off-road parking
- 3 bedroom, 2 bathroom, 1 reception
- 0.01 acres
- Built in 2021
- Council tax band - D
- Enclosed rear garden plus a home studio

The property is located on the edge of this highly sought-after village with far-reaching views over Wimpole Estate to the rear. The property was constructed in 2021 to a spacious contemporary design, finished to exacting standards with an excellent EPC rating making the property eco friendly and extremely affordable to run. There is off-road parking and a pleasant and landscaped rear garden and the current owners have constructed an external home office / studio in the garden with internet access and heating.

The accommodation comprises, a welcoming reception hall with coat cupboard, oak flooring, and a cloakroom w.c. just off. The engineered oak flooring runs throughout the entire ground floor with air source heating supplied, underfloor heating. The sitting / dining room is a generously proportioned dual aspect room with bespoke staircase to first floor accommodation and patio doors to the rear. The kitchen area is fitted with contemporary cabinetry, complemented by quartz work surfaces with an inset single sink unit and a host of integral appliances, which include a four-ring ceramic hob, oven, extractor, fridge-freezer, dishwasher and a washing machine.

Upstairs, off the half-galleried landing with a skylight, are three double bedrooms with an ensuite to the master bedroom plus a separate shower room servicing the two other bedrooms all with designer sanitaryware.

Outside, a block paved driveway provides parking for 2 vehicles with space for up to 2 visitor vehicles. There is gated access to the landscaped rear garden, which is laid mainly to lawn with well stocked flower and shrub borders and beds. There is a generous paved patio, shingled seating areas, a shingled pathway to the studio pod, which boasts bifolding doors, heating and internet connection, and all enjoys views over fields to the rear.

#### **Location**

Orwell is a pretty and thriving village situated in a lovely countryside location between the university city of Cambridge and the market town of Royston. There are excellent amenities in the village including a convenience store/post office, a public house, a hairdresser and a primary school are all within walking distance of the property. Further facilities can be found in the neighbouring villages of Barrington and Meldreth.

Secondary schooling is available at Bassingbourn and Comberton Village College with a daily bus service to both. There is also a regular bus service to Cambridge. For those needing to commute by road or rail there is a main line rail service available from Royston (London King's Cross – 37 minutes) and Meldreth (Cambridge 15 minutes) along with easy access to the M11 and A1. There are also wonderful woodland walks in the area up and across the rolling hills and over to the Wimpole Estate.

#### **Tenure**

Freehold

#### **Services**

Main services connected include: water, electricity and mains drainage.

#### **Statutory Authorities**

South Cambridgeshire District Council.

Council Tax Band - Unable to find this on the register

#### **Fixtures and Fittings**

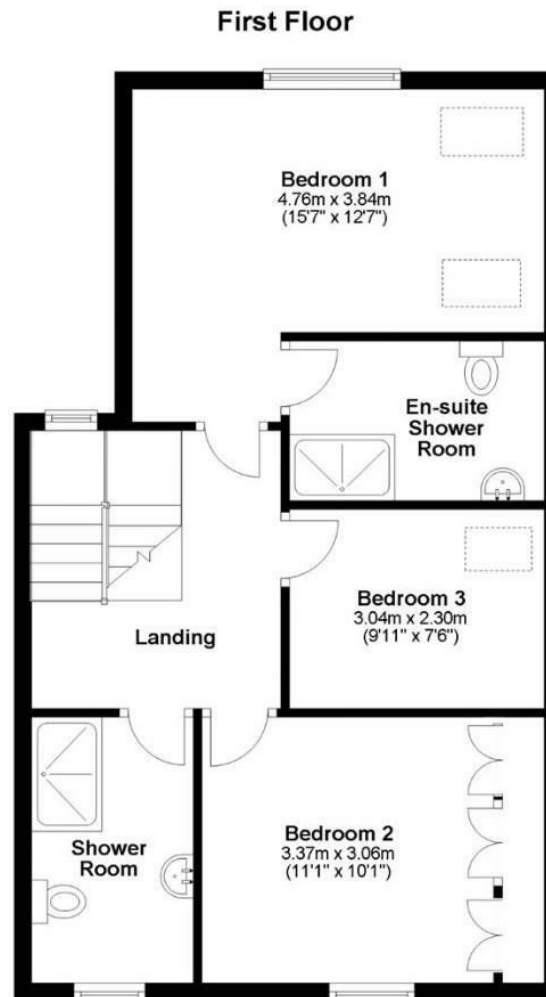
Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest.

#### **Viewing**

Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.







**Approx. gross internal floor area 114 sqm (1225 sqft) excluding Office**

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         | 100                     |
| (81-91) <b>B</b>                            | 83      |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

