





SOUTH HOUSE HIGH STREET, CROYDON, ROYSTON, SG8 0DP

£1,000,000

- Architect-designed contemporary home by RH Partnership Architects, built in 2006 with exceptional attention to detail.
 - Five bedrooms and around 2,400 sq. ft. of versatile, light-filled living space.
- Striking double-height entrance hall with full-height glazing and galleried landing.
- Luxury kitchen/breakfast room with Corian worktops, Smeg appliances and part-vaulted ceiling.
- Open-plan dining and sitting areas with tall glazing connecting seamlessly to the gardens.
- Home office/study fitted with bespoke furniture, ideal for working from home.
 - Principal suite with countryside views plus a private in-law/guest suite with separate access.
 - Landscaped south-facing gardens with multiple terraces, raised beds and a secluded vegetable area.
 - Detached double garage with electric Hormann door and ample driveway parking.
- Tranquil village setting, surrounded by countryside yet just 14 mins to Royston (trains to London in 39 mins) and 23 mins to Cambridge.

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ABOUT THIS HOME

An inspiring architect-designed residence offering striking contemporary style, beautifully landscaped gardens and far-reaching countryside views.

Built in 2006 and designed by the acclaimed RH Partnership Architects, this exceptional five-bedroom detached home combines imaginative design with a high specification throughout, providing around 2,400 sq. ft. of versatile accommodation.

A dramatic double-height entrance hall with full-height glazing and galleried landing sets the tone for the light-filled interiors. The superb kitchen/breakfast room features high-gloss cabinetry, Corian work surfaces and premium Smeg appliances, with a part-vaulted ceiling adding volume and a door opening to the perfect spot for an al-fresco morning coffee. There's also a well-equipped utility room and generous storage including a useful low-head-height basement area.

The layout flows seamlessly between the dining area, sitting room, and a study fitted with bespoke furniture—perfect for home working. Tall glazing throughout maximises natural light and connects the living spaces to the beautifully landscaped gardens.

Upstairs, the principal suite enjoys dual-aspect countryside views, fitted wardrobes, and a luxurious en suite wet room. Four further bedrooms (including the ideal in-law suite with its own access and being on its own floor between the ground and first floors) and a stylish family bathroom complete the accommodation.

Outside, a sweeping gravel driveway leads to a detached double garage with electric Hormann door. The mature gardens enjoy a sunny southerly aspect, thoughtfully landscaped with multiple terraces for outdoor dining and entertaining, raised beds, and a secluded vegetable garden—all bordered by established hedgerows offering privacy and charm.



OWNERS COMMENTS







Approx. Gross Internal Floor Area 2719 sq. ft / 252.77 sq. m (Including Garage & Basement)

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

ABOUT THE AREA

South House is nestled within the peaceful and picturesque village of Croydon, surrounded by gently rolling Cambridgeshire countryside. This sought-after rural setting offers the perfect balance between tranquillity and convenience.

Despite its quiet charm, Croydon is exceptionally well connected. The nearby market town of Royston (approximately 14 minutes' drive) provides a mainline station with fast trains to London St Pancras in as little as 39 minutes, as well as a wide selection of shops, restaurants, and leisure facilities.

The world-renowned university city of Cambridge is just 13 miles away (around a 23-minute drive), offering an abundance of cultural attractions, historic architecture, independent boutiques, fine dining, and top-rated schools—both state and independent.

Major road links, including the A1198, A505, A1 and M11, make travel across the region and beyond effortless, with Stansted Airport around 40 minutes away.

This location truly offers the best of all worlds—a peaceful village lifestyle surrounded by unspoilt countryside, with convenient access to Royston, Cambridge, and London.





ABOUT US

Rafferty & Pickard sell extraordinary homes throughout the South East.

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