



A stunning newly built, 4 bedroom detached house

The Lilacs, Meeting Lane, Litlington, Royston, Hertfordshire SG8 0QF

Freehold



Outstanding kitchen/family room • Spacious master • Further 3 double bedrooms, 2 bathrooms • Underfloor heating • Air source heat pump • Landscaped front & rear garden • Integral garage with electric doors

Local information

Litlington's rural location offers a welcome respite from the busy working week. All the culture, shopping and leisure activities are only a short distance away in Cambridge and London that can be easily reached by road and rail.

The village has a real sense of community offering a post office/stores, the Crown public house and the parish church. A plethora of further amenities are available in the nearby towns of Royston (3.6 miles), Letchworth Garden City (11 miles), Biggleswade (11 miles) and Cambridge (15.8 miles).

It lies just off the A505 which provides a speedy link to the M11, A1(M) and A10. Mainline railway stations providing regular services to London Kings Cross and Cambridge are available from Royston (3.9 miles).
*Mileage taken from Google.

There is a wide range of excellent primary and secondary schools in Royston, Bassingbourn and Baldock that serve Litlington. Leading independent schools such as The Perse, The Leys and St Faiths can be found on the outskirts of Cambridge.

Cambridge is only a short distance away by road, with frequent Park & Ride service operating into the city from Trumpington. Transport connections further afield are excellent: the M11 provides rapid access to London, Stansted Airport and the South, with the

A1M linking to the North and the A14 to the East and West.

About this property

The Lilacs has been designed to be a pleasure to come home to. It has been built to the highest standards by local niche builder, MJL Developments. Craftsmanship and attention to detail are evident throughout with all of the practical touches and luxurious flourishes that this home deserves including underfloor heating throughout with separate control zones for the comfort of occupants.

Entrance to the 1,696 sq.ft (approximate measurement) house is gained via a bound gravel drive. The half-glazed front door leads into a spacious entrance hall.

Kitchen/family room. A bright and sunny room with French doors leading to the garden. Grey matt bespoke units with under unit lighting, white quartz central island worktop. Neff appliances throughout with full size fridge, full size oven and microwave included. Induction hob and integrated extractor. Dishwasher. An ample array of LED low energy lighting and sockets.

Utility room. An additional worktop with sink, a plumbed space for washing machine and space for tumble dryer. Fully glazed door to side passage.

Living room & dining room complete the ground floor. Plentiful natural light fills these rooms, windows are uPVC double





glazed.

Stairs up from the hallway lead to the first-floor landing. This floor includes a deluxe family bathroom, three double bedrooms, one with an en-suite and a generous master bedroom with a spacious en-suite shower room. Each bedroom benefits from an abundance of natural light. Carpets throughout.

The family bathroom comprises white sanitary ware, bath and shower. Heated towel rail.

The property benefits from an integral single garage with electric door, power and lighting. Smoke alarm.

Front and rear gardens, laid to lawn, patio area, shrubs and trees.

Tenure
Freehold

EPC rating = B

Viewing
Strictly by appointment with
Savills



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Sq Ft

Total 1,696



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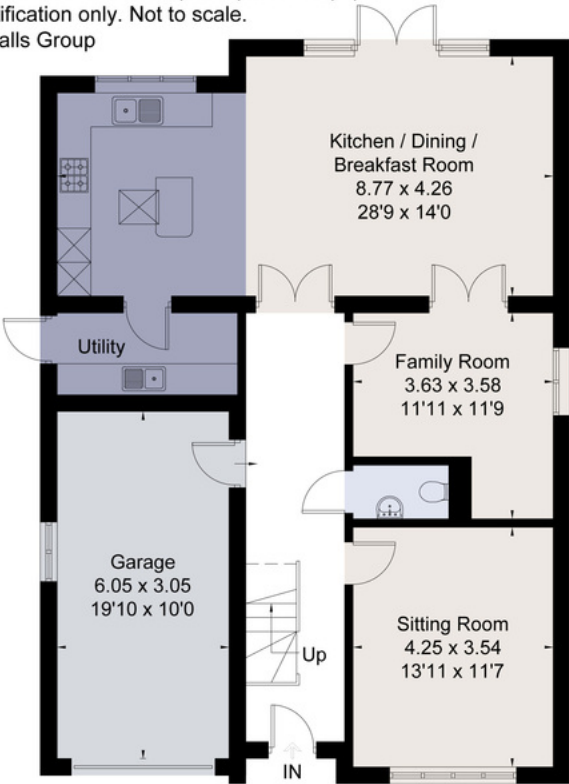
Harriet Harris

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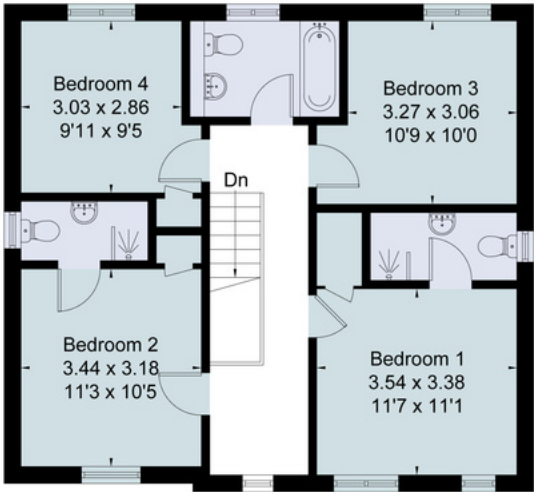
cambridge@savills.com

Approximate Area = 157.6 sq m / 1696 sq ft
Garage = 18.4 sq m / 199 sq ft
Total = 176.0 sq m / 1895 sq ft
Including Limited Use Area (2.2 sq m / 24 sq ft)
For identification only. Not to scale.
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Ground Floor

[] = Reduced head height below 1.5m



First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		92
(81-91) B	83	
(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	

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