



A beautiful newly built, 3 bedroom detached house

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

Freehold



Kitchen/family room • Spacious master bedroom with en-suite • Further 2 beds, family bathroom • Underfloor heating • Air source heat pump • Landscaped front & rear garden • 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 Ferns offers an exciting family home. It has been meticulously 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 1,580 sqft house is gained via a bound gravel drive. The half-glazed front door leads into a spacious entrance hall.

The outstanding kitchen/ family room has been designed with great thought, as it comprises the full width of the property. The room benefits from a central island with quartz work surfaces throughout. Neff appliances include a full sized oven, microwave, full size fridge/ freezer, induction hob and integrated extractor fan. Dishwasher. Cabinets are grey matt bespoke units with under unit lighting. An ample array of LED low energy lighting and sockets.

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





Its versatile layout provides two reception rooms, a living room and dining room. Plentiful natural light fills these rooms, windows are uPVC double glazed.

Stairs up from the hallway lead to the first-floor landing. The floor includes a deluxe family bathroom, two 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

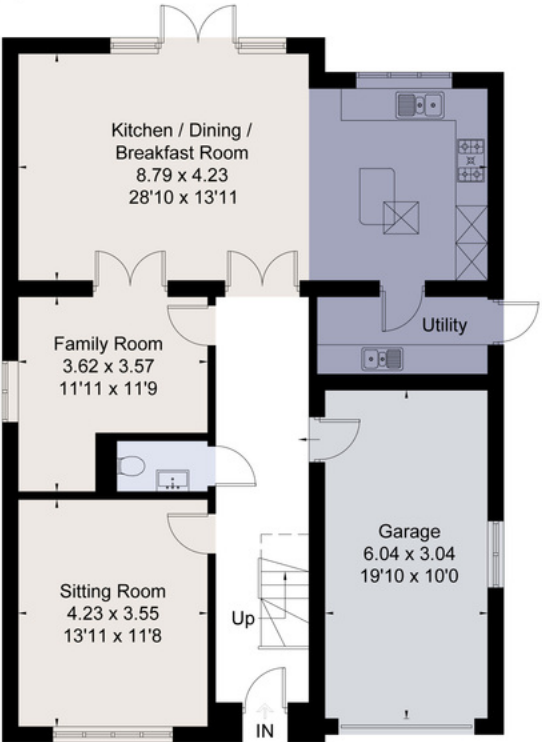
EPC rating = B

Viewing

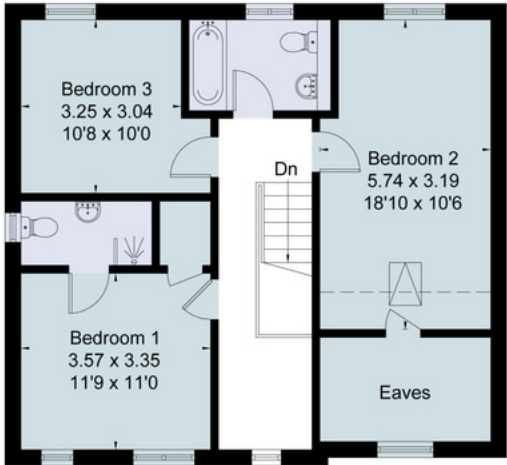
Strictly by appointment with Savills



Approximate Area = 146.8 sq m / 1580 sq ft (Excluding Eaves, Limited Use and Garage)
Garage = 18.4 sq m / 198 sq ft
Approximate Total Area = 175.9 sq m / 1893 sq ft (Including Eaves and Garage)
Including Limited Use Area (10.7 sq m / 115 sq ft)
For identification only. Not to scale.
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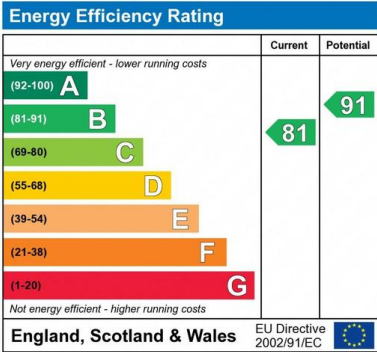


Ground Floor



First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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