



## WELL PRESENTED 1,773 SQ FT DETACHED FAMILY HOUSE

LYNDHURST, PEDLARS LANE,  
THERFIELD, ROYSTON, HERTFORDSHIRE SG8 9PX

Freehold





**WELL PRESENTED 1,773 SQ FT DETACHED  
FAMILY HOUSE WITH VERSATILE  
ACCOMMODATION IN ELEVATED POSITION  
IN THIS SOUGHT AFTER VILLAGE**

**LYNDHURST, PEDLARS LANE, THERFIELD,  
ROYSTON, HERTFORDSHIRE SG8 9PX**

**Freehold**

◆ EPC rating = D

**Situation**

- Therfield is a picturesque and popular small village with a Primary school which is well known for its church, pub and fabulous countryside views and walks. Royston Heath is a nature reserve on the northern side of the village.
- The village is some 3.6 miles south west of Royston mainline railway station. There is a high speed service from Stevenage (approx 13 miles).
- There are a wide range of facilities in nearby Royston, Ashwell, Buntingford and Baldock.
- The 'high-tech' university City of Cambridge is approximately 16 miles (city centre) and offers a comprehensive range of shops and services including a full range of supermarkets, restaurants and specialist shops.
- The City has theatres, cinemas and extensive cultural and recreational amenities as well as the world leading university.
- There are a range of schools in the area together with a number of well-regarded independent schools in Cambridge.
- Road links via the A505 and A10 to London, Stansted Airport and the M11 – in turn leading to the A1, M1 & M6 respectively.

**Description**

Lyndhurst is a delightful, well-presented and spacious detached house in an elevated position on Pedlars Lane – a sought after spot on the north western side of this charming village. Needing to be viewed to be fully appreciated, the accommodation is much larger than expected. Principally of rendered elevations beneath a tiled roof, the property is larger on the ground floor but also provides some fantastic, vaulted second floor accommodation

There is a super, spacious kitchen/dining room well fitted with a range of cream floor and wall mounted units, cupboards and drawers, central island with fitted



appliances including oven, hob, extractor, dishwasher and fridge. At the far end is the conservatory with double doors to the secluded west facing rear terrace. There is also a lower ground floor utility room with steps from the inner hall with a great ceiling height for laundry drying, a deep glazed sink, space for washing machine and a range of base and wall units. A door from this room leads directly to the garage which houses the oil fired boiler.

At ground floor level there is also a sitting room at the front of the house and two further rooms which are used as bedrooms but one could for example serve as a playroom/snug or study. Sliding doors link this to the rear bedroom (or dressing room) which is fitted with a range wardrobes and adjoins the en suite wet room with a drench head shower and separate hand held unit.

As mentioned, there are two vaulted double bedrooms on the first floor, both with storage and a family bathroom.

#### Outside

The front of the property incorporates a paved drive with access to the garage with up and over door. There is a grassed area to the right with shaped brick retaining wall and a variety of shrubs. To the rear is a small area of garden with a west facing terrace beside the conservatory.

#### Tenure:

Freehold

#### Local Authority:

North Hertfordshire District Council

#### Outgoings:

Council Tax: Band F

#### Viewing:

Strictly by appointment with Savills



# Pedlars Lane, Therfield

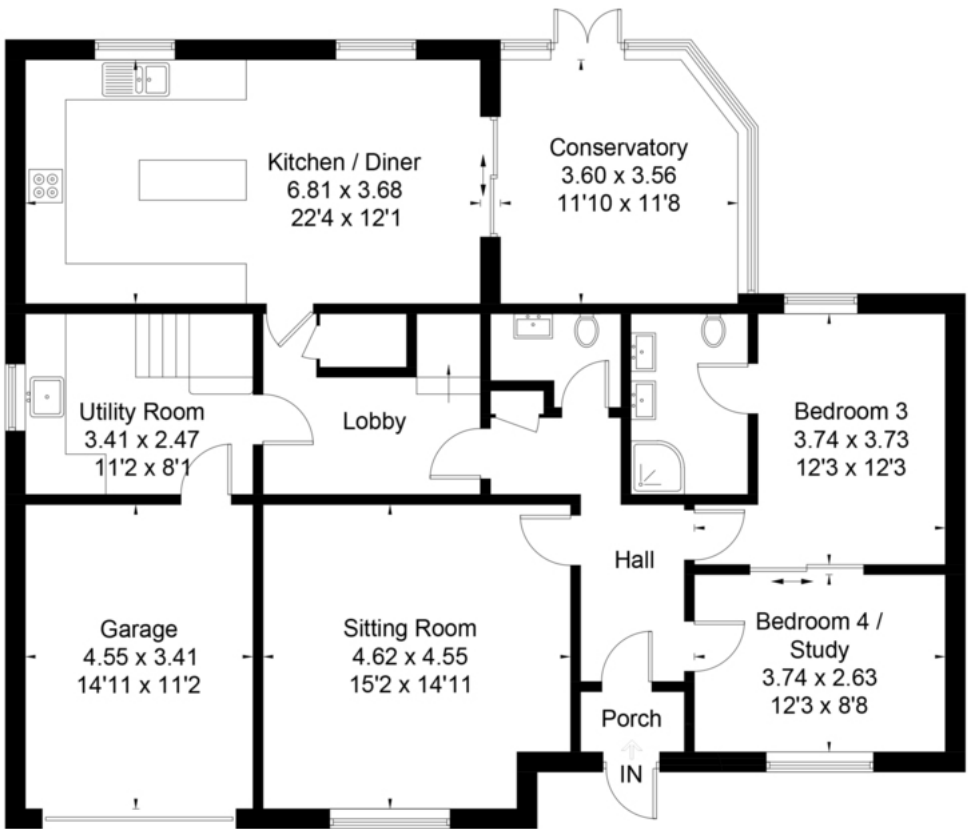
Gross Internal Area (approx) = 164.7 sq m / 1773 sq ft (Excluding Eaves Storage)

Garage = 15.5 sq m / 167 sq ft

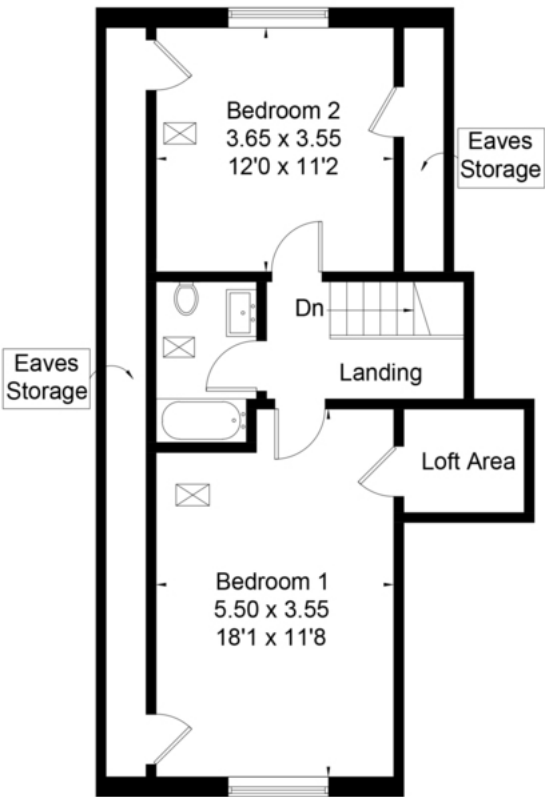
Total = 180.2 sq m / 1940 sq ft

For identification only. Not to scale.

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Ground Floor



First Floor

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	57	66
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	