



## Royston Road, Litlington, SG8

£500,000 In Excess of

# Property Description

## Property Insight

Ensum Brown are delighted to offer for sale this beautiful period cottage in the highly sought-after village of Litlington. This delightful home is to be sold with no upward chain and enjoys a non-estate location, flexible accommodation, period features, a delightful private garden, and 4 bedrooms, including a stunning master bedroom.

On approach, this Grade II listed property benefits from tremendous kerb appeal, with stunning period features, a beautiful frontage, a large enclosed garden laid mainly to lawn, paved patio and gravel areas, with mature hedgerows and borders full of plants and shrubs.

Upon stepping inside, the unique period features of this listed property are immediately evident. The entrance hallway enjoys original quarry tiles, scone lighting, wooden stairs to the first floor, and doors through to the downstairs accommodation, including a family shower room with a double shower, WC and hand wash basin.

The kitchen is truly a lovely room, with original exposed beams, 2 windows to a dual aspect, a range of country-style base and wall units, wood worktops, unique tiled splashbacks, original quarry floor tiles, an Rayburn inside a bespoke inglenook fireplace, a butler sink, integrated appliances including an oven and electric hob, and space for a fridge/freezer and other smaller appliances. The dining room is a generous space, enjoying a window to a front aspect, quarry tiles, integrated storage and stairs to the first floor.

The lounge is a magnificent room with a breathtakingly large inglenook fireplace with an original bressummer beam, brick surround and hearth, and cast iron chimney. The lounge enjoys exposed beams, 4 windows to a dual



aspect, beautiful wood flooring, and ample space for a variety of lounge and storage furniture. Adjacent to the living room is bedroom 4, which has the added benefit of a private door to the rear. With its own en-suite comprising a shower, WC and hand wash basin, bedroom 4 could be used as guest quarters if so desired.

Via the entrance hallway staircase, the master bedroom is incredibly stunning, with gorgeous exposed beams, vaulted ceilings, wood flooring, 3 Velux windows, and the chimney stack sitting in central position. Bedrooms 2 and 3 are accessed via the staircase in the dining room, and are equally generously sized, with bedroom 3 enjoying its own en-suite with corner shower, WC and hand wash basin.

Contact Ensum Brown today to arrange a private viewing appointment.

### **ONLINE VIEWING & 3D VIRTUAL REALITY 360° TOUR**

Explore this property in full 360° reality. On Rightmove, on a desktop click photos and you will find the 3D tour within the photos, on a tablet or phone click the virtual tour tab. 3D virtual reality marketing now comes as part of our standard marketing, don't hesitate to call us if we can help you.

### **Location - Litlington**

Litlington is a rural parish village nestled in the southwest corner of Cambridgeshire, just 3 miles from the bustling town of Royston and 14 miles from the city of Cambridge. This pretty village offers residents respite from the working week, countless countryside walks, and a plethora of buzzing social activities for all ages. In the heart of the village, the traditional village pub promises homemade food, warm welcomes, and a beautiful atmosphere, whether seated inside or out. St. Catherine's Church, in the northwest of the village, dates back to the 13th century and enjoys a rich heritage. Today, it is part of a group of parishes and offers regular services with many social functions. Litlington also benefits from a pre-school, a village shop with a post office, a children's play area, and a village hall with a recreation centre, both of which are available for hire.

Further amenities can be accessed a stone's throw away in the town of Royston, such as a leisure centre and a variety of sports clubs, including the golf club on Royston Heath. There are a variety of excellent schools to choose from, doctors and dentist surgeries, shops and supermarkets, all surrounded by beautiful countryside and many other pretty villages to explore.

Litlington's proximity to Royston also means residents benefit from excellent transport links, with a mainline train station offering regular fast services to both Cambridge and London Kings Cross. The A1M and M11 are within a 15-minute drive via the A10/A505, and London Stansted and Luton Airports are both 30-minutes away.

We encourage you to visit Litlington to see for yourself the wonderful features this village has to offer.

# Key Features

- ✓ Period Cottage
- ✓ Sold With No Upward Chain
- ✓ Well Presented & Flexible Accommodation
- ✓ 2 Reception Rooms
- ✓ Kitchen/Breakfast Room
- ✓ 4 Bedrooms
- ✓ Shower Room, En-Suite & Cloakroom
- ✓ Magnificent Inglenook Fireplace & Exposed Chimney
- ✓ Delightful Gardens
- ✓ Non Estate Location











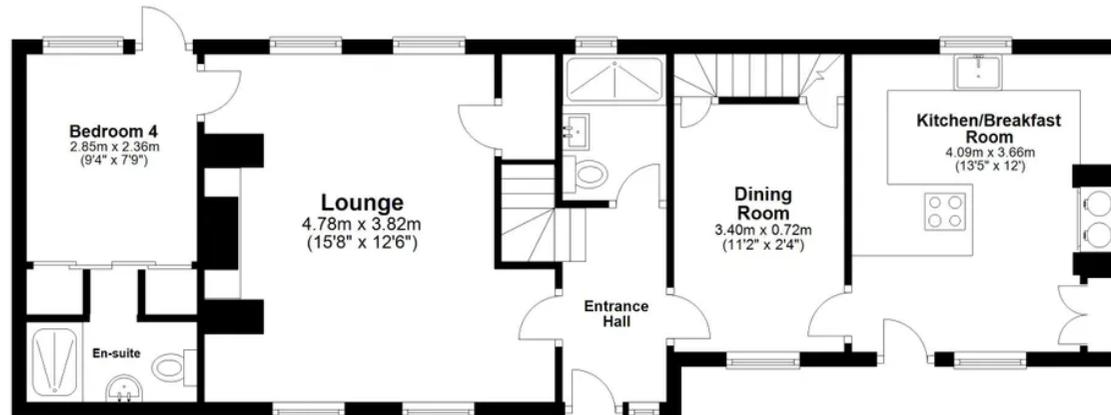




# All

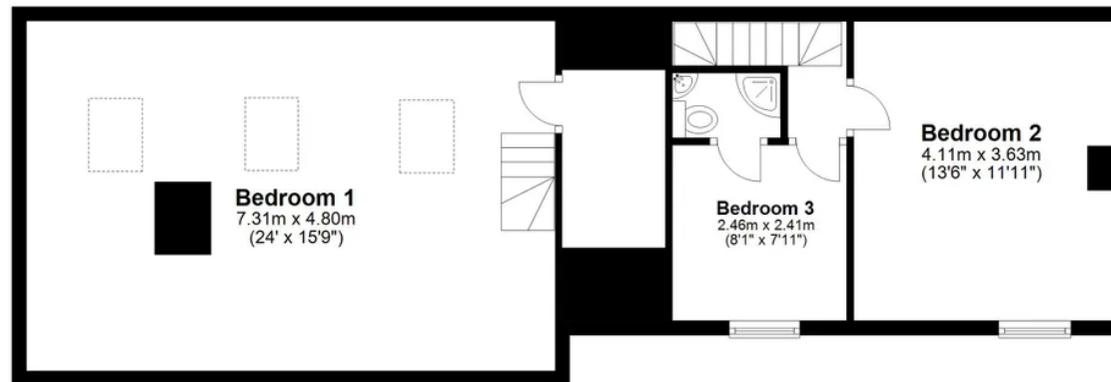
## Ground Floor

Approx. 61.7 sq. metres (664.5 sq. feet)



## First Floor

Approx. 67.1 sq. metres (722.2 sq. feet)



Total area: approx. 128.8 sq. metres (1386.7 sq. feet)

Floor Plan measurements are approximate and are for illustrative purposes only.

**Ensum Brown**

01763 750000

royston@ensumbrown.com

