



The Gables, Litlington, Hertfordshire

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The Gables

Meeting Lane

Litlington

Hertfordshire

SG8 0QF

An impressive, 5 bedroom detached home with stylish, flexible living space.

Bassingbourn 1.3 miles, Steeple Morden 2.2 miles, Royston town centre 4.0 miles, Royston mainline station 4.7 miles (37 minutes to London Kings Cross), M11 (Jct 10) 12.7 miles, Cambridge city centre 15.3 miles

Reception hall | Drawing room | Sitting room
Conservatory | Kitchen/breakfast room | Pantry
| Utility | Cloakroom | Principal bedroom with en suite bathroom | 3 Further bedrooms | Bedroom 5/study | Office | 2 Shower rooms | Garage
Workshop | Garden | EPC rating C

The property

The Gables is a substantial detached family home with sprawling, flexible accommodation arranged across two light filled floors. The property offers stylishly appointed accommodation and the potential for use as a main house with a one-bedroom annexe, depending on requirements.

The ground floor has three well-presented reception rooms, including the sitting room with its woodburning stove and double doors leading to the conservatory at the rear. The conservatory is a light and airy space in which to relax or entertain, with panoramic windows and skylights overhead, as well as French doors opening onto the rear garden and the added bonus of another large log burner. The third reception room is the drawing room, which could be used as part of the main house or as annexe accommodation. There is a well-equipped kitchen and breakfast room, with white fitted storage units to base and wall level,

a breakfast bar and integrated appliances, while the utility room provides further space for home storage and appliances.

There is one double bedroom on the ground floor, which adjoins the drawing room and includes access to a shower room and the pantry, which could act as a kitchen for the annexe. This space is separate from the main house but could be integrated if desired. The first floor has three generous double bedrooms and a study, which could be used as a further bedroom if preferred. The large principal bedroom has an en suite bathroom, while the first floor also has a family shower room.

Outside

At the front of the property, the gravel driveway provides plenty of parking space and access to the extensive garaging and workshop space. The outbuildings provide plenty of storage, but they also offer the potential for conversion into further accommodation, subject to the necessary consents. The front garden has a small area of lawn and various mature trees, while at the rear there are extensive patio areas, a lawn and border beds. There is also a shed, a greenhouse and a chicken coop. This property also benefits from 16 solar panels.

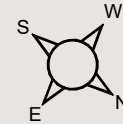
Location

The property is in the heart of the village of Litlington in the Royston Conservation Area, close to the town of Royston and within easy reach of Cambridge. Litlington has several everyday amenities, including a village store and post office, as well as a village hall. Nearby Bassingbourn has a primary and secondary school, while Royston is just three and a half miles away, with its selection of shops, wealth of amenities and choice of pubs, restaurants and cafés, plus larger supermarkets. Royston also has a mainline station offering services to London Kings Cross in 37 minutes, while the M11, 12 miles away, offers excellent connections to the south and north by road. The historic city of Cambridge, with its excellent shopping, leisure and cultural facilities, is 15 miles away.





Floorplans
House internal area 3,385 sq ft (314 sq m)
For identification purposes only.



Directions

From Cambridge, take the A603 away from the city and at the Interchange, take the second exit to continue on the A603. Continue straight ahead at the next roundabout, remaining on the A603 and after 7 miles, at the roundabout, take the first exit onto the A1198. After 3 miles, at the roundabout, take the exit onto The Causeway and continue for 2 miles before following the road round to the left onto South Street. Turn right onto Church Street then turn right onto Silver Street and then Meeting Lane, and you will find the entrance on the right.

General

Local Authority: South Cambridge Council
Services: Mains electricity, water and drainage. Oil central heating
Council Tax: Band F
Guide Price: £950,000

Cambridge

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