

Giles Cottage

Royston Road, Litlington, Royston,
Cambridgeshire, SG8 0RG

OIEO £700,000

country properties

Occupying a prime position in the heart of this highly sought-after village, this substantial Grade II listed family home enjoys a discreet and private setting while being just a short stroll from the village shop and Post Office. Offering spacious, versatile accommodation and a generous lawned garden, the property seamlessly combines period charm with modern family living.

Rich in character, the home features two staircases, an abundance of original period details, and impressive ceiling heights that enhance the sense of space throughout. Thoughtfully updated, it also boasts a superb family kitchen/dining room, perfectly designed for contemporary living and entertaining.

Beautiful open fireplaces create warm and inviting focal points, while each room offers a wonderful balance of comfort, character, and generous proportions, making this an exceptional home for family life.

(All purchasers must complete an AML and financial sanctions check once a sale is agreed (subject to contract). The check is carried out by our third-party provider at a cost of £60 including VAT per property, payable by the applicant(s).)

- Detached Period Property
- Four Bedrooms
- Large Kitchen/Diner
- Separate Utility Room
- Two Stunning Reception Rooms
- Two Bathrooms
- Cart Lodge & Garage
- Freehold












UNDESIRABLE
No 1

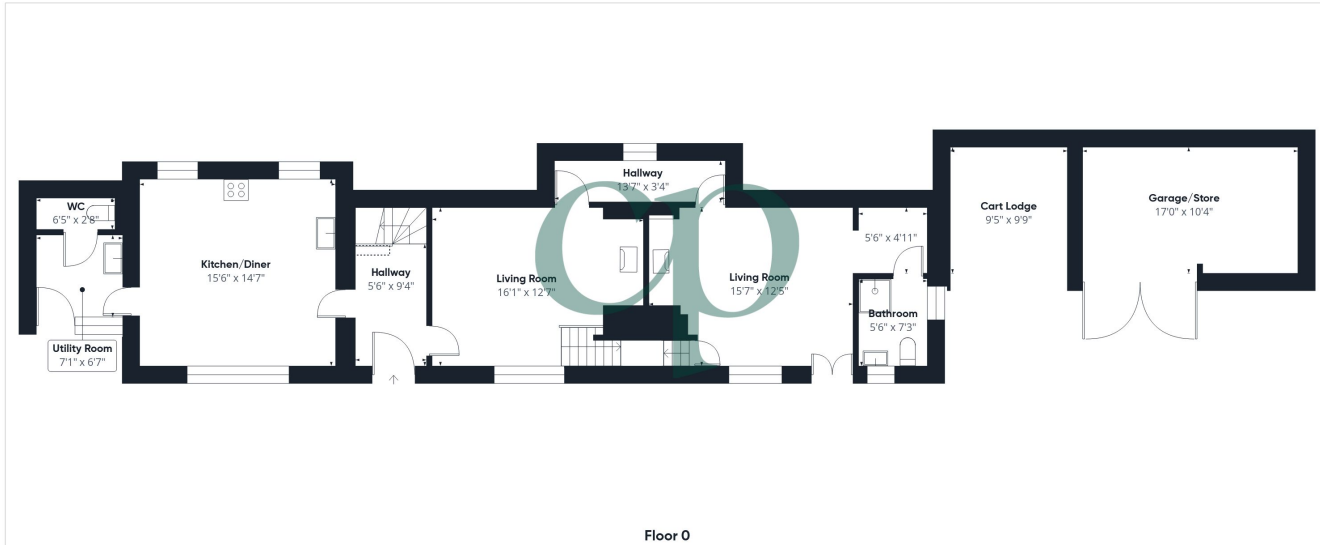




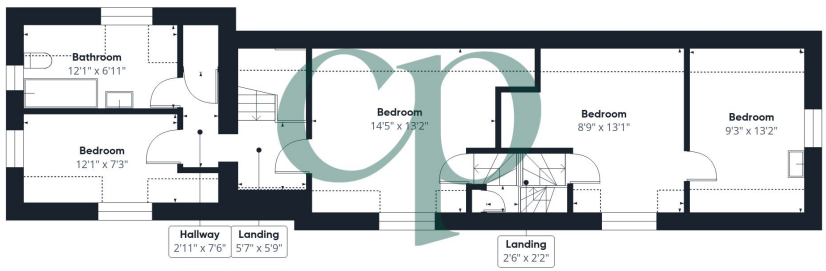








Floor 0





Floor 1

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Approximate total area(1)

1872 ft²

Reduced headroom

153 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure

Viewing by appointment only

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