



Cherry Tree House Bonds Crescent, Barkway

Royston

Guide Price **£575,000**





Cherry Tree House Bonds Crescent

Barkway, Royston

Detached four-bedroom village home on a generous plot backing onto open countryside in Barkway

- Detached Family Home On A Generous Plot Backing Onto Open Countryside
- Four Bedroom Detached House In The Heart Of Barkway
- Two Well-Proportioned Reception Rooms
- Refitted Kitchen With Navy Shaker Units And Solid Timber Worktops
- Family Bathroom With Separate Shower Enclosure And Ground-Floor WC
- Long Private Rear Garden With Raised Deck And Field Views
- Gravelled Driveway With Off-Road Parking For Several Vehicles
- Scope For New Owners To Put Their Own Stamp On Things
- 3D Virtual Tour Available
- Royston Station Around Ten Minutes' Drive, London Kings Cross From 38 Minutes

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Property Insight

Cherry Tree House is a detached period-style family home on a generous plot in the heart of Barkway, with open countryside directly behind and a rare depth of garden for a village setting. Approached over a gravelled frontage, it presents attractive brick elevations under a tiled roof and an outlook few homes in the village can match, offering the kind of position that rarely comes to the open market.

Inside, two well-proportioned reception rooms run the depth of the house. The dining room sits to the front in soft sage green with a period-style tiled fireplace, herringbone flooring flowing through to a living area that opens to the garden through slimline double doors. A separate sitting room carries the same herringbone floor and a bright dual-aspect feel. The refitted kitchen is finished to a good standard with navy shaker-style units, solid timber worktops, an exposed brick splashback and a black range of appliances, and takes a window over the garden. A ground-floor WC completes the layout.

Upstairs are four bedrooms served by a family bathroom with a bath, separate shower enclosure and stone-effect tiling. The principal and second bedrooms are comfortable doubles, with a further double and a single alongside. Outside, the rear garden is a genuine highlight — a long, private lawned plot backing directly onto open fields, with a raised deck off the house, mature hedging and boundary fencing, and gated side access. The lawn is well established but tired in places, an easy base for new owners to reclaim, and there is scope throughout to put a personal stamp on the decoration. A gravelled frontage provides off-road parking for several vehicles. A rare opportunity in one of the area's most settled village positions.





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At a Glance

Type: Detached house, freehold

Size: 1,163 sq ft

Bedrooms: 4 — three doubles and a single

Bathrooms: 1 family bathroom, plus ground-floor WC

Reception Rooms: 2 — dining room with period-style fireplace, separate dual-aspect sitting room

Kitchen: Refitted navy shaker-style units, timber worktops, exposed brick splashback, range of black appliances

Outside: Long private rear garden backing onto open fields, raised deck, mature hedging

Parking: Gravelled driveway for several vehicles

Station: Royston, around 10 minutes' drive, direct to London Kings Cross from 38 minutes

Location — Barkway

Barkway is a long-established village in North Hertfordshire, about five miles southeast of Royston, 35 miles from London and 15 miles from the centre of Cambridge. It has a real sense of community with many clubs and groups, and is served by Barkway VA Church of England First School, with further primary schools in nearby villages and a choice of secondary and private options. The Barkway Pavilion, completed in 2015, sits on the recreation ground alongside a traditional children's playground. The Tally Ho is popular with locals for a drink, a meal or the quiz night, and other village landmarks include the Village Hall, The Reading Room, The Wagon Wash, the Church and the Chapel. The village is easily found by the famous RAF Barkway mast, which replaced an earlier wooden one forming part of the RAF's wartime GEE navigation system. Royston station is around 10 minutes away, with multiple trains each hour to London Kings Cross in as little as 38 minutes.



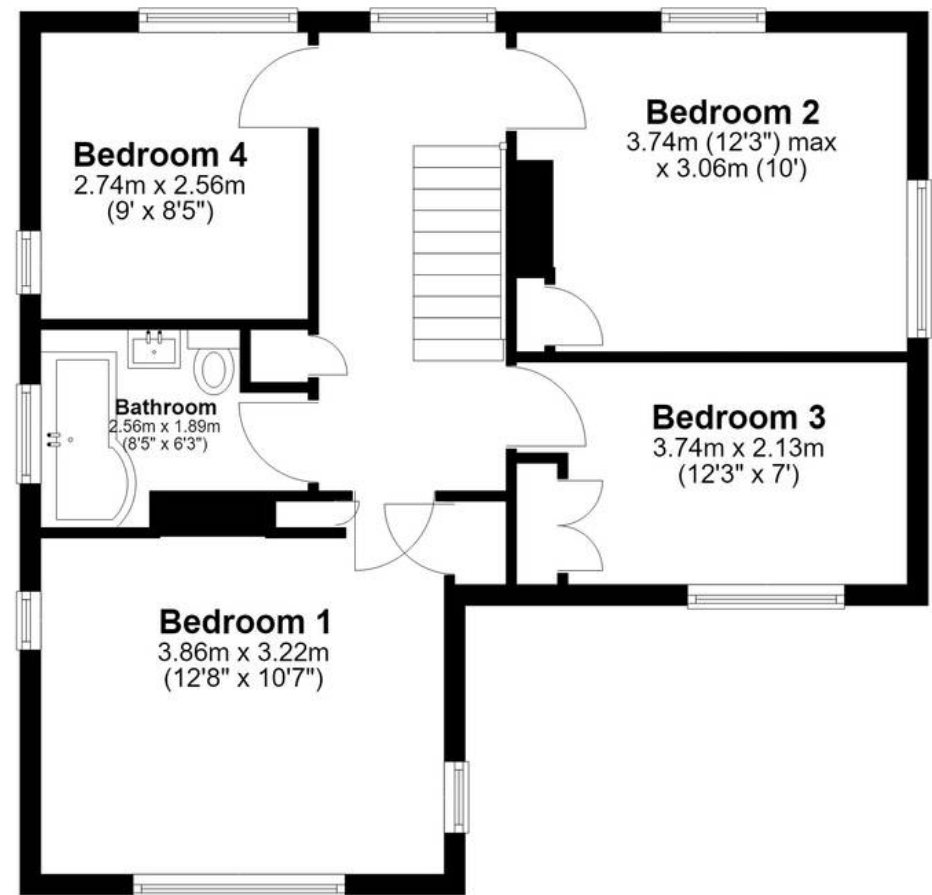
Ground Floor

Approx. 53.5 sq. metres (576.0 sq. feet)



First Floor

Approx. 54.5 sq. metres (587.0 sq. feet)



Total area: approx. 108.0 sq. metres (1163.0 sq. feet)



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