



Jowlers, Dog Kennel Lane

Royston

Guide Price £735,000





Jowlers

Dog Kennel Lane, Royston

Individual detached home in Royston, approx. 1,863 sq ft, four bedrooms, two receptions, garden studio, dressing room and integral Garage

- Individual Four-Bedroom Detached Family Home
- Approximately 1,863 Sq Ft Across Two Floors
- Dual-Aspect Lounge Over 21 Feet With Feature Fireplace
- Open-Plan Kitchen And Lantern-Roofed Garden Room
- Principal Bedroom With Dressing Room And En-Suite
- Fitted Mirrored Wardrobes To Principal Bedroom
- Powered Garden Studio Plus Separate Workshop
- Integral Garage And Block-Paved Driveway
- Tiered Rear Garden With Terrace And Raised Beds
- Walking Distance To Royston Mainline Station And Town Centre

Jowlers

Dog Kennel Lane, Royston

Property Insight

Set back from the road behind a mature beech and a deep block-paved driveway, this individual detached family home extends to approximately 1,863 sq ft across two floors, with an integral double garage and a powered garden studio and separate workshop tucked into the grounds behind. It sits within walking distance of the town and its mainline station, in one of Royston's most established residential settings.

The heart of the ground floor is a slate-floored entrance hall with a limed staircase rising to the first floor. To one side, a substantial dual-aspect lounge runs over 21 feet, with a feature fireplace and French doors opening straight onto the terrace. The kitchen sits at the centre of the plan, fitted with white units and worktops, a gas hob and eye-level double oven, and flows through a curved archway into a light-filled dining and garden room beneath a lantern roof, with its own doors to the garden. A separate utility room and ground-floor cloakroom complete the practical layout.

Upstairs, four bedrooms sit off a bright landing. The principal bedroom is a dual-space room with fitted mirrored wardrobes, an adjoining dressing room and a fully tiled en-suite shower room, while three further bedrooms are served by a family bathroom with a separate bath and shower. Outside, the tiered rear garden combines a paved terrace, curved brick-edged raised beds and a lawn framed by established planting, with the timber studio — powered and lit — offering a genuine home office or creative space beyond the house itself. A rare opportunity in one of Royston's most established residential settings.

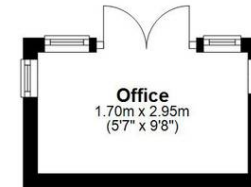
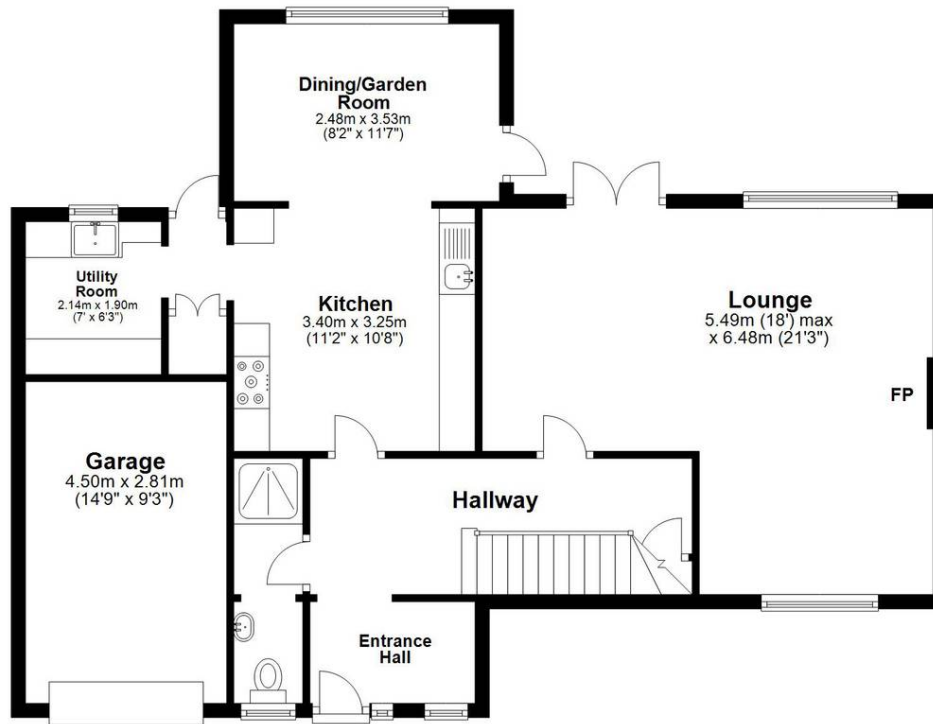






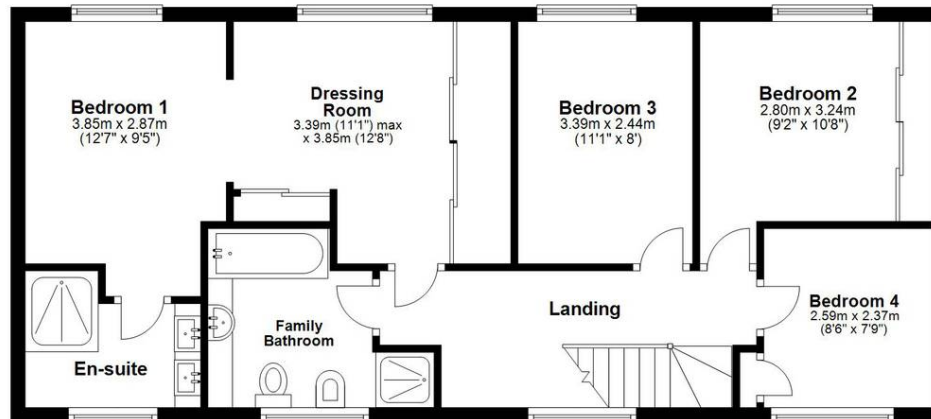
Ground Floor

Approx. 100.5 sq. metres (1081.6 sq. feet)



First Floor

Approx. 72.6 sq. metres (781.5 sq. feet)



Total area: approx. 173.1 sq. metres (1863.1 sq. feet)



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