



Kingthorn, Smiths End Lane, Barley

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# Kingthorn Smiths End Lane Barley Hertfordshire SG8 8LL

An elegantly presented detached residence with an annexe and private garden, in a desirable village setting

Royston Station 4.7 miles (London Kings Cross 37 mins), M11 (J10) 8 miles, Cambridge 13.9 miles

Storm porch | Reception hall | Sitting room  
Family room | Dining/living area | Gymnasium  
Kitchen/breakfast room | Utility | Cloakroom  
Principal bedroom with en suite shower room  
3 Additional bedrooms, 1 en suite | Family  
bathroom | Garden | Courtyard | Carport  
1 Bedroom annexe | EPC rating C

## The property

Kingthorn is a unique and handsome residence offering over 3,000 sq. ft of light-filled, luxurious accommodation arranged across two floors.

The charming storm porch opens to an expansive 28 ft. central reception hall with natural stone floors, a stairway, fitted cupboards and a cloakroom. The accommodation flows from here through a range of spacious and stylish living spaces. There is a 31 ft. multi-aspect vaulted living and dining area with exposed apex beams, a striking feature fireplace with stove and French doors and a picture window to the south-facing terrace. There is also a cosy sitting room with a fireplace between sash windows and an L-shaped family room with views to the pretty garden. Further is a home gymnasium or a potential study, alongside which is a utility room and a tasteful kitchen with a range of hand built and painted shaker-style cabinetry, a large central island and a range of fitted contemporary appliances along

with dual butler sinks and an inset AGA stove. Black Crittall doors open to the sunny courtyard. The first floor offers a bright and airy gallery landing which leads onto a stylish family bathroom suite with a freestanding rolltop bathtub and a separate walk-in shower, along with four well-proportioned bedrooms. One of the bedrooms benefits from a modern en suite bathroom, whilst the striking principal suite enjoys the use of a walk-in wardrobe, a copper bathtub and a sleek en suite shower room.

## Outside

A sweeping tree-bordered gated gravelled driveway leads up to the property, offering ample parking along with the carport attached to the well-appointed detached annexe, which provides a bedroom, sitting room with a log burner, kitchen and bathroom. From the main living area of the annexe, double doors open to the south-westerly facing paved and brick-laid walled courtyard. A generous garden wraps around the home, enclosed via various mature trees and shrubs, with large expanses of lush level lawn, a pair of south-facing sun terraces and a wealth of stocked vibrant flowerbeds.

## Location

The property is located in a Conservation Area within the popular south Cambridge village of Barley, with its shop, school, public house, doctors and pharmacy. Under 5 miles distant is the historic market town of Royston, with an even more comprehensive array of green spaces and facilities, including a mainline station with rail services into Cambridge and London's Kings Cross. There are shops, supermarkets, banks, eateries and public houses, along with a library, comprehensive recreational amenities, schools and doctor's and dentist's surgeries. Convenient road links are available via the M11 (Stansted Airport, London, M25 and A14 north) and to the city of Cambridge and the A1 (north and south) via the A10 and A505.

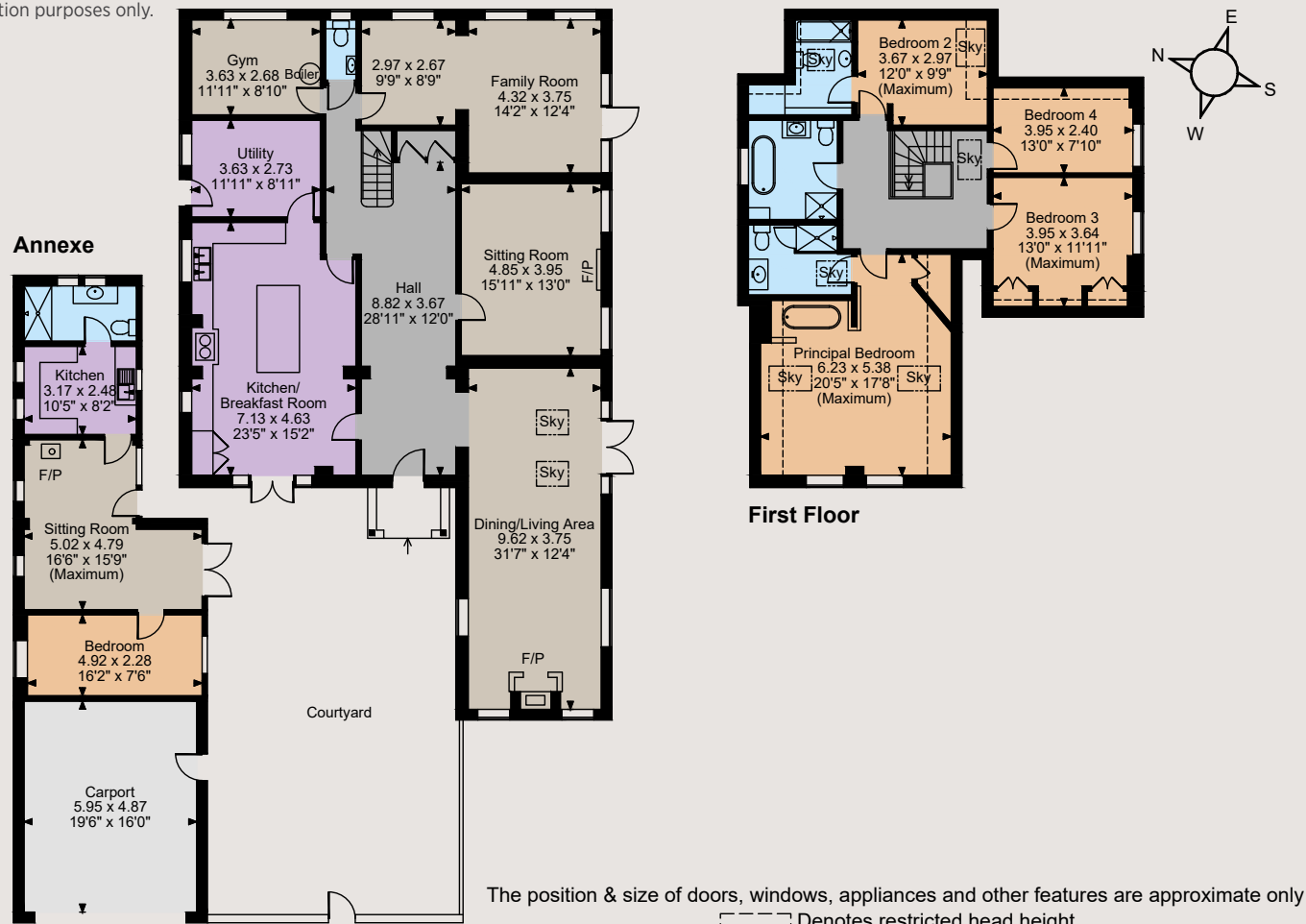








Floorplans  
House internal area 2,797 sq ft (260 sq m)  
Annexe internal area 485 sq ft (45 sq m)  
For identification purposes only.



## General

**Local Authority:** North Hertfordshire Council  
**Services:** Mains electricity, water and drainage.  
Oil-fired central heating  
**Council Tax:** F  
**Guide Price:** £1,650,000

## Cambridge

66-68 Hills Rd, Cambridge, CB2 1LA

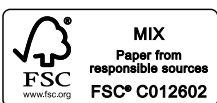
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