

ABBOTSBURY HOUSE & BUNGALOW

BARLEY





A magnificent five-bedroom property set in 3.28 acres featuring an indoor swimming pool and a separate two-bedroom bungalow within the grounds. Two additional land parcels, totalling c.13 acres available by separate negotiation. The property also benefits from excellent commuter links to both Cambridge and London.

Cambridge 13 miles, Saffron Walden 10 miles, Royston 5 miles (fast train to King's Cross) M11 (junction 10) 7 miles, Stansted Airport 18 miles (distances are approximate).

Property Summary

Gross Internal Floor Area Main House: 6,122 sq ft (568.8 sq m) excluding Car Port, Cellar and Loft Storage

Bungalow: 1,228 sq ft (114.1 sq m) excluding Garden Workshop and Storage

- Ground Floor: Entrance Hall, Cloakroom, Sitting Room, Dining Room, Kitchen, Scullery, Utility Room, Inner Hallway, Family Room, Cellar
- First Floor: 3 / 4 Bedrooms, 2 Bath/Shower Rooms (1 En Suite), Swimming Pool Complex with Wet Room
- Second Floor: Bedroom, 2 Loft Storage Rooms
- Bungalow: Entrance Hall, Sitting Room, 2 Bedrooms, Bath/Shower Room, Kitchen/Dining Room, Cloakroom
- Outside: Mature Gardens and Grounds, Greenhouse, Garden Workshop/Storage, Tennis Court, Double Carport

Please read Important Notice on the floor plan page.

**ABBOTSBURY HOUSE & BUNGALOW
BARLEY,
ROYSTON SG8 8LP**





Description

Abbotsbury House is an outstanding and substantial detached home sitting in grounds measuring 3.28 acres. The house was previously owned by the late Mrs. B.G. Kier and her family, known for their successful well-known construction business, The Kier Group. The accommodation is arranged over three floors and extends over 6000 sq ft including a wonderful indoor Swimming pool complex, accessed from the first floor. The property is well maintained throughout, benefits from re-roofing. The house offers prospective buyers the opportunity to remodel the property according to their own particular tastes and standard.

Outside

The house sits in an enviable secluded position, centrally within its plot which extends to 3.28 acres and is approached via a long private driveway. The mature, landscaped gardens are a particularly fine feature of the property and include a Tennis Court.

In addition to the main residence is a further property, Abbotsbury Bungalow, with a private garden. Two additional parcels of land will also be available for sale, offered by separate negotiation only. These include a grassland paddock measuring 4.86 acres and a young woodland plantation extending to 8.13 acres.





Property Highlights

- Flexible living accommodation extending to 6,122 sq ft, arranged over 3 floors
- Triple aspect Sitting Room with feature fireplace and open grate and fitted shelving and cupboards
- Dining Room with dual aspect views over the gardens
- Kitchen with wall and base units and integrated appliances including electric hob with extractor fan over, dishwasher, double oven, fitted seating area and leading to:
- Spacious Scullery with fitted cupboards, 2 oven AGA and space for washing machine and drier
- Stunning Drawing Room with bay window and seating overlooking the grounds, fitted cupboards and shelving, wooden flooring and large feature fireplace with open grate
- Dual aspect Principal Bedroom with fitted wardrobes and vanity unit
- 3 further Bedrooms arranged over first and second floors and 2 Bath/Shower Rooms (1 En Suite)
- Swimming Pool Complex (accessed from first floor) with Wet Room
- Sweeping driveway with ample parking leading to Double Car Port
- Gardens and grounds extending to 3.28 acres
- Separate 2-bedroom Bungalow
- No onward chain
- Two additional parcels of land available by separate negotiation totalling c.13 acres

Ground Floor



Total area of all buildings: 847.8 sq.m (9125 sq.ft)

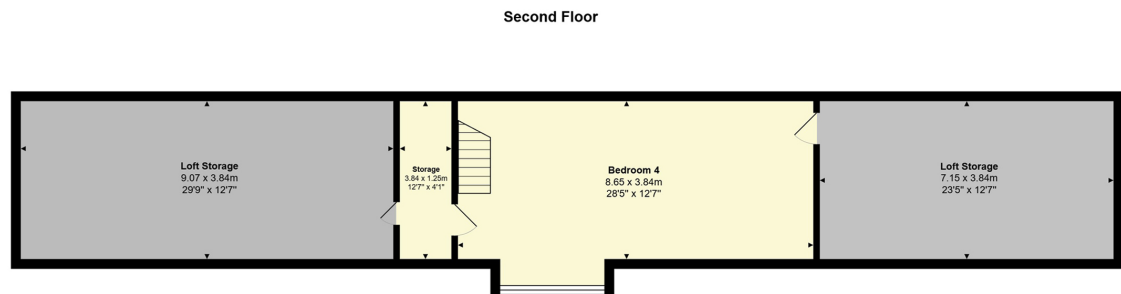
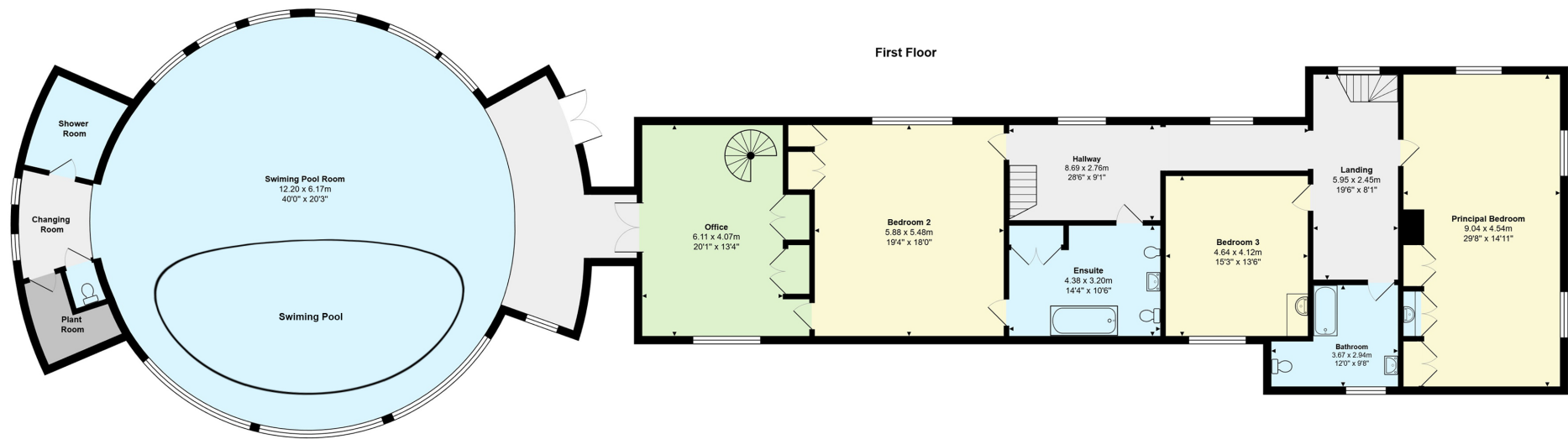
Total area of main house: 568.8 sq.m (6122 sq.ft) excluding carport, cellar and loft storage

Total area of bungalow: 114.1 sq.m (1228 sq.ft) excluding workshop / garden storage.

All measurements are approximate and for display purposes only

Important Notice

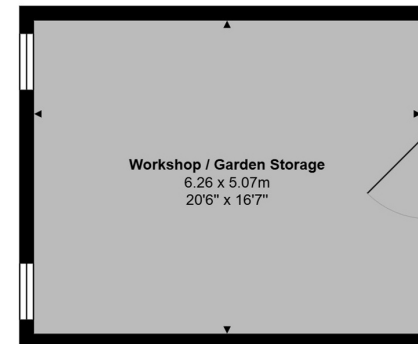
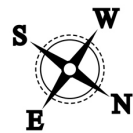
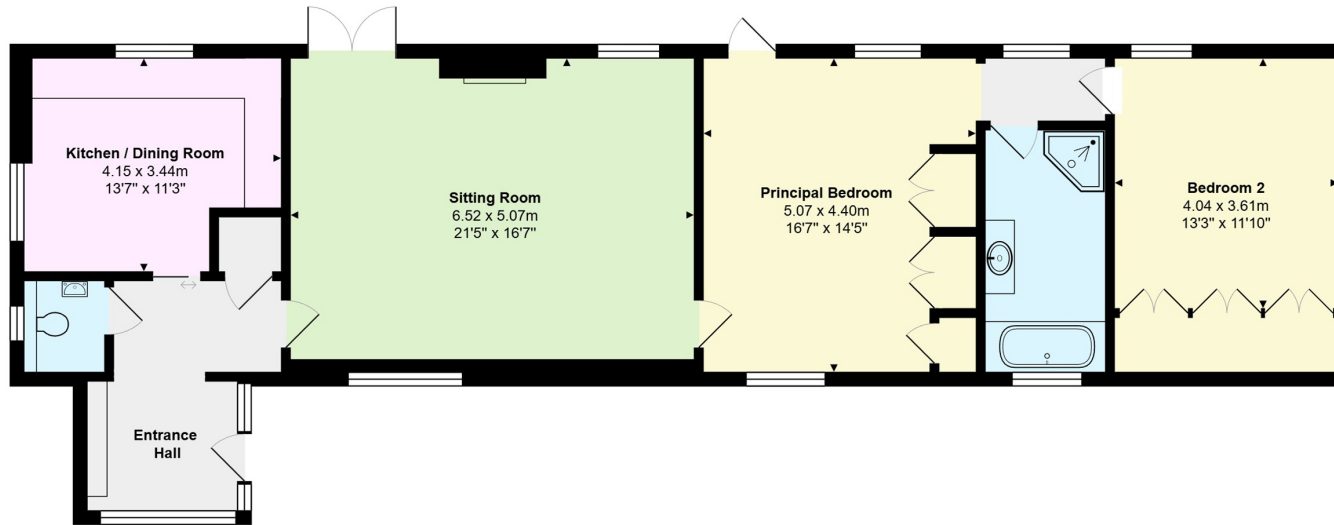
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BUNGALOW



Ground Floor Bungalow





Location

Barley is an attractive North Hertfordshire village which enjoys a variety of facilities and amenities including primary school, doctors' surgery, pharmacy, 2 public houses, church, shop/post office, village hall, scout troop, tennis club, cricket club, riding stables and recreation ground with children's playground and tennis courts. The market town of Royston is just 4 miles to the west and provides a more extensive range of shopping facilities, schools catering for all ages and an 18-hole golf course. Abbotsbury House is nicely situated and enjoys some of the finest views in the area, stretching to Ely Cathedral on a good day.

The University City of Cambridge lies approximately 13 miles to the north and is not only world renowned for its academic achievements, but also, as the centre of the 'high tech' and 'bio-tech' industries with the University Research and Development Laboratories, the internationally renowned Cambridge Science Park and Addenbrooke's Hospital/Biomedical Campus. There is also an excellent choice of independent schools on the south and west side of the city. For the commuter, there is a mainline railway station at Royston providing a fast service to London's King's Cross in about 38 minutes or alternatively, Audley End Station is about 9 miles to the east providing services to Liverpool Street in about 60 minutes. The M11 (junction 10) is about 7 miles to the east, providing access to Stansted Airport and the M25. Alternatively, Luton Airport is within approximately 32 miles

Viewing

By prior telephone appointment with Bidwells

01223 841842

Enquiries

Ollie Rivers

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Additional Information

Local Authority

North Hertfordshire District Council

01462 474000

Outgoings

Council Tax Band: H

Council Tax Payable

2025/2026: £4,803.78

Bungalow Council tax Band: A

Council Tax Payable

2025/2026: £1,601.26

Services

Propane gas, mains electricity and mains water are connected to the properties, with 2 separate septic tanks for drainage.

Fixtures & Fittings

All items normally designated as tenant's fixtures and fittings are expressly excluded from the sale.

Tenure & Possession

The property is for sale freehold with vacant possession on completion

Energy Rating F

Health & Safety

Please ensure that you take due care when inspecting any property.

