



Docwras Close, Shepreth ROYSTON
£650,000 Freehold

**Sharman
Quinney**

Key Features



- Substantial five-bedroom detached family residence
- Spacious open-plan kitchen / dining room
- Sitting room with French doors to conservatory
- Four double bedrooms including principal suite with en-suite

■ Enclosed rear garden with decked area
Offering substantial and versatile accommodation throughout, this impressive home has been thoughtfully designed to provide exceptional family living, complemented by excellent commuter links and attractive surrounding countryside.

The property is approached via a spacious gravelled frontage providing extensive off-road parking for multiple vehicles, creating an impressive first impression. Stepping inside, a welcoming and spacious entrance hall provides access to all principal ground floor rooms, together with internal access to the garage and a convenient cloakroom/WC.

At the heart of the home is a superb open-plan kitchen/dining room, offering an ideal space for both day-to-day family life and entertaining.



Generous proportions and an abundance of natural light create a sociable and inviting atmosphere, with ample room for dining and informal seating.

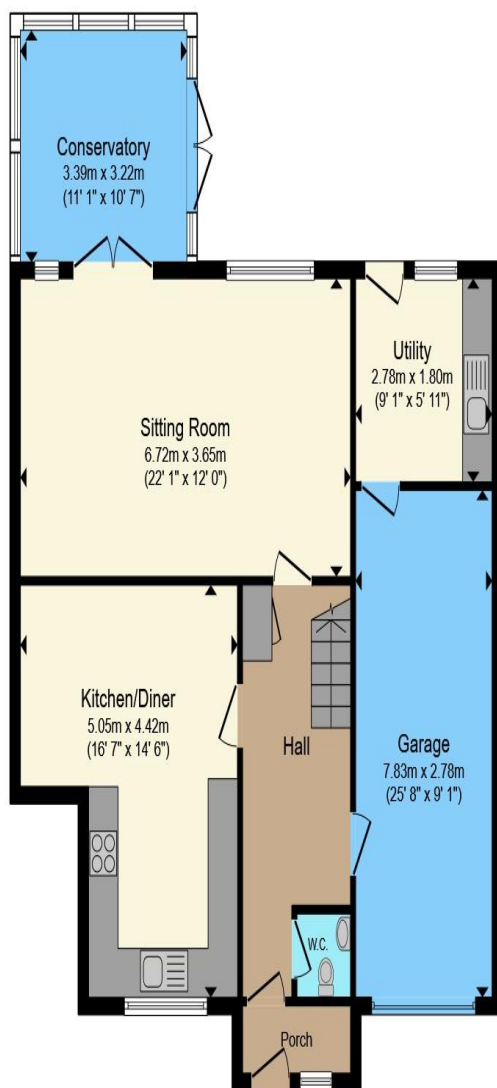
To the rear of the property, the elegant sitting room enjoys delightful views over the garden and benefits from French doors opening seamlessly into the conservatory, providing an additional reception area perfectly suited for relaxing or entertaining throughout the seasons.

The integral garage is accessed directly from the hallway and leads through to a practical utility room positioned to the rear, offering excellent additional storage and laundry space.

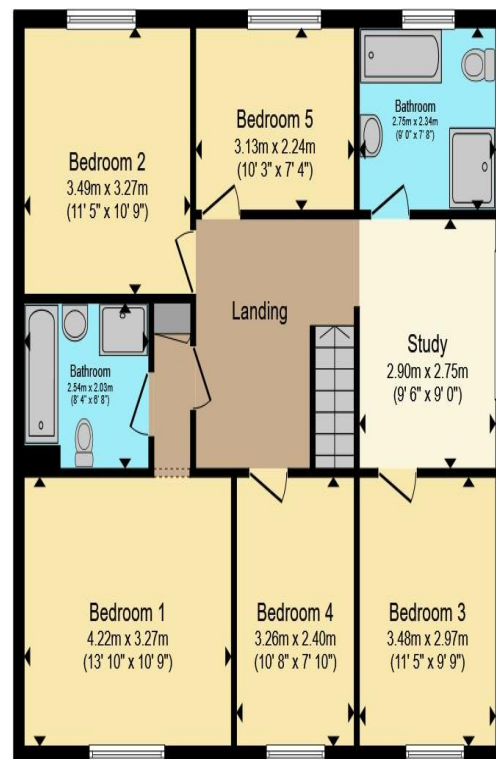
The first floor continues to impress with a large and airy landing, incorporating a versatile area ideal for use as a study or reading space. The property offers four well-proportioned double bedrooms, including a generous principal suite with en-suite bathroom, together with a further single bedroom suitable for a nursery, dressing room or home office. A stylish modern family bathroom serves the remaining bedrooms.

Outside, the rear garden has been thoughtfully landscaped and is predominantly laid to lawn with a decked seating area and mature planting, providing a private and tranquil setting for outdoor dining and family enjoyment.





Ground Floor



First Floor

Total floor area 177.7 m² (1,913 sq.ft.) approx

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The property is ideally situated within walking distance of local amenities and the renowned Shepreth Wildlife Park. The village enjoys a convenient position between Cambridge and Royston, with a wider range of shopping, dining and leisure facilities available in Royston approximately five miles away.

For commuters, the property is just a short walk from Shepreth railway station, offering direct services to King's Cross in under an hour and Cambridge in approximately 15 minutes. The village also benefits from excellent road connections with easy access to the A10, A505 and M11.

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