



The Kilns

— REED —



Reed, Hertfordshire

 Transport Links  Local amenities

Reed is a highly sought-after Hertfordshire village located at almost the highest point in the county, boasting far-reaching views. The village benefits from a first school, village hall, cricket club and village inn.

The village is well served for transport links into Royston and Cambridge via the A10 with Royston offering a direct train service to London Kings Cross in just 49 minutes and Cambridge in just 17 minutes.



The Kilns

The Kilns is a brand new and most attractive scheme of just 12 homes in this picturesque village.

There are a selection of 3, 4 and 5 bedroom homes on the scheme, all set out over 3 floors providing spacious and versatile accommodation. The homes have been designed with modern family life in mind. They incorporate open-plan living areas as well as generous bedrooms with built-in wardrobes and luxurious Roca bathrooms and have the latest form of Mechanical Ventilation Heat Recovery systems which ensure they meet energy efficiency standards. They all have cart lodges and additional parking spaces.

Plot 1

5 Bedrooms 4 Bathrooms
Vaulted Living Space With Feature Fireplace
Study & Family Room

Postal Address: 1 The Kilns, Reed, Royston, SG8 8EW

1 The Kilns is a 5 bedroom detached property set out over 3 floors and comprising accommodation extending to circa. 2,900 sq.ft.

The property features a vaulted open plan principal reception room with fully fitted kitchen/dining area which flows into a living room separated by a double-sided fireplace and woodburner. Also on the ground floor is a snug, study, utility room and cloakroom.

GROUND FLOOR

Kitchen/Dining/Family Area:
12.91m x 6.05m
Snug: 6.04m x 3.74m
Study: 3.59m x 2.8m
Family Room: 3.59m x 2.54m
Utility Room: 3.59m x 2.01m

FIRST FLOOR

Master Bedroom: 4.24m x 2.86m
Bedroom 2: 3.59m x 3.21m
Bedroom 3: 3.59m x 2.99m

SECOND FLOOR

Bedroom 4: 3.59m x 3.62m
Bedroom 5: 3.62m x 2.86m



Plot 2

5 Bedrooms 3 Bathrooms
4 Car Cart Lodge
Study & Snug

Postal Address: 12 The Kilns, Reed, Royston, SG8 8EW

12 The Kilns is a 5 bedroom detached property set out over 3 floors and comprising accommodation extending to 2,750 sq.ft.

The property features a stunning vaulted entrance hallway leading to a spacious and light kitchen/dining/family area. Also on the ground floor is a study with built in desk/storage unit, snug/further family room, utility room and cloakroom. Five bedrooms and three bath/shower rooms together with 4 car cart lodge and enclosed rear garden complete this generously proportioned family home.

GROUND FLOOR

Kitchen/Dining Area:
12.6m x 6.6m
Living Area: 5.07m x 4.77m
Snug: 4.75m x 3.78m
Study: 3.93m x 2.72m

FIRST FLOOR

Master Bedroom: 4.5m x 3.22m
Bedroom 2: 5.05m x 2.94m
Bedroom 3: 3.56m x 3.27m

SECOND FLOOR

Bedroom 4: 4.17m x 3.88m
Bedroom 5: 3.88m x 3.22m





Plot 3

5 Bedrooms Family & Garden Rooms
 3 Bathrooms Double Cart Lodge

Postal Address: 11 The Kilns, Reed, Royston, SG8 8EW

11 The Kilns is a 5 bedroom detached property set out over 3 floors and comprising accommodation extending to circa. 3,050 sq.ft.

The property features stunning vaulted open plan hallway leading to a substantial open plan kitchen/living area, together with beautiful family room overlooking the garden as well as separate utility room and large further reception room. On the first floor there are 3 bedrooms with en-suite bathroom and dressing room to master, as well as further family bathroom. To the second floor there are 2 further bedrooms with additional shower room. The property sits on a generous corner plot with far reaching countryside views with the added benefit of a double cart lodge.



Approx. gross internal floor area 284 sqm (3050 sqm)

GROUND FLOOR

Kitchen: 3.37m x 2.42m
 Utility Room: 3.32m x 2.10m
 Living Room: 12.48m x 4.61m
 Dining Room: 5.39m x 5.02m
 Games Room: 5.26m x 4.66m

FIRST FLOOR

Master Bedroom: 4.84m x 4.30m
 Dressing Room: 3.09m x 2.42m
 Bedroom 2: 4.46m x 3.27m
 Bedroom 3: 4.05m x 3.86m

SECOND FLOOR

Bedroom 4: 4.54m x 4.12m
 Bedroom 5: 4.12m x 3.31m

Plot 4

5 Bedrooms Open Plan Living Space
4 Bathrooms Double Cart Lodge

Postal Address: 10 The Kilns, Reed, Royston, SG8 8EW

10 The Kilns is a 5 bedroom detached property set out over 3 floors and comprising accommodation extending to circa. 2,700 sq.ft.

The property features a stunning open plan principal reception room with fully fitted kitchen, along with dining/family area. Also on the ground floor is a further reception room and separate utility room. On the first floor there are 3 bedrooms with en-suite and dressing room to master. There is also a further family bathroom. To the second floor there are 2 further bedrooms and additional shower room. Generous rear gardens with delightful views as well as double cart lodge complete this spacious family home.



Approx. gross internal floor area 250 sqm (2700 sqft)

GROUND FLOOR

Kitchen: 3.37m x 2.40m
Living/Dining/Family Room:
11.98m x 4.30m
Games Room: 5.25m x 4.66m
Utility Room: 3.32m x 2.07m

FIRST FLOOR

Master Bedroom: 4.55m x 4.30m
Dressing Room: 2.73m x 2.40m
Bedroom 2: 4.43m x 3.25m
Bedroom 3: 4.03m x 3.84m

SECOND FLOOR

Bedroom 4: 4.53m x 4.11m
Bedroom 5: 4.11m x 3.33m



Plot 5

5 Bedrooms 4 Bathrooms
Open Plan Kitchen/Dining Room
Utility Room
Living Room & Study

Postal Address: 9 The Kilns, Reed, Royston, SG8 8EW

9 The Kilns is a 5 bedroom link detached property set out over 3 floors and comprising accommodation extending to 2,550 sq.ft.

The property features entrance hallway leading to a spacious and light kitchen/dining room as well as separate living room, study, utility room and cloakroom. On the first floor there are 3 bedrooms with en-suite to master and bedroom 2, along with family bathroom. To the second floor there are 2 further bedrooms with additional shower room. Enclosed rear garden with far reaching views as well as double cart lodge parking complete this versatile family home.

GROUND FLOOR
Kitchen/Dining Room: 10.54m x 5.87m
Living Room: 5.08m x 3.31m
Study: 3.42m x 3.07m

FIRST FLOOR
Master Bedroom: 4.20m x 3.79m
Bedroom 2: 3.81m x 3.31m
Bedroom 3: 3.81m x 3.07m

SECOND FLOOR
Bedroom 4: 3.79m x 3.78m
Bedroom 5: 3.78m x 3.62m



Approx. gross internal floor area 237 sqm (2550 sqft)

Plot 6

4 Bedrooms 3 Bathrooms
Orangery
Generous Garden

Postal Address: 8 The Kilns, Reed, Royston, SG8 8EW

8 The Kilns is a 4 bedroom detached property set out over 3 floors and comprising accommodation extending to circa. 2,000 sq.ft.

The property features contemporary open plan kitchen/living/dining space with beautiful open orangery and separate utility room to the ground floor. On the first floor there are 3 bedrooms with en-suite to master as well as further family bathroom. To the second floor there is a 4th bedroom and further bathroom. Enclosed rear garden and double cart lodge complete this contemporary property.

GROUND FLOOR
Living/Dining Room: 7.29m x 4.52m
Kitchen: 4.83m x 2.36m
Utility Room: 3.25m x 1.77m

FIRST FLOOR
Bedroom 1: 5.47m x 2.95m
Bedroom 2: 4.34m x 2.77m
Bedroom 3: 4.34m x 2.93m

SECOND FLOOR
Bedroom 4: 4.83m x 3.12m



Approx. gross internal floor area 168 sqm (1825 sqft)

Plot 7

4 Bedrooms 3 Bathrooms
Open Plan Living Accommodation
Double Cart Lodge

Postal Address: 2 The Kilns, Reed, Royston, SG8 8EW

2 The Kilns is a 4 bedroom detached property set out over 3 floors and comprising accommodation extending to 1,975 sq.ft

The property features entrance hallway leading to a spacious and light kitchen/living/dining room. Also on the ground floor is a separate utility room. On the first floor there are 3 bedrooms including master with en-suite along with family bathroom. To the second floor there is a further bedroom along with shower room. The property also benefits from double cart lodge parking and enclosed rear garden.



GROUND FLOOR
Kitchen/Living/Dining Room: 8.42m x 6.26m

FIRST FLOOR
Master Bedroom: 4.44m x 4.01m
Bedroom 2: 3.58m x 3.41m
Bedroom 3: 3.70m x 3.58m

SECOND FLOOR
Bedroom 4: 5.84m x 3.66m

Plot 8

5 Bedrooms 3 Bathrooms
Orangery Open Plan Living Space

Postal Address: 7 The Kilns, Reed, Royston, SG8 8EW

7 The Kilns is a 5 bedroom detached property set out over 3 floors comprising accommodation extending to 3,075 sq.ft.

The property features a stunning living room with feature fire place in the centre which flows into the light and airy orangery overlooking the generous garden. The orangery in turn leads through to the open-plan kitchen/dining room. A further snug, study and utility room complete the ground floor. On the first floor there are 3 bedrooms with en-suite bathroom to master along with further family bathroom and to the second floor there are 2 further bedrooms with additional shower room. Enclosed rear garden with spectacular views, as well as double cart lodge parking complete this versatile family home.



GROUND FLOOR
Kitchen/Dining Room: 6.93m x 4.81m
Sitting Room: 8.4m x 7.16m
Orangery
Snug: 4.64m x 3.86m
Study: 3.86m x 2.42m

FIRST FLOOR
Master Bedroom: 4.74m x 3.66m
Bedroom 2: 3.68m x 3.65m
Bedroom 3: 3.68m x 3.25m

SECOND FLOOR
Bedroom 4: 4.45m x 3.66m
Bedroom 5: 4.45m x 3.65m



Plot 9

5 Bedrooms
4 Bathrooms

Private Corner Plot
Fitted Out Study

Postal Address: 6 The Kilns, Reed, Royston, SG8 8EW

6 The Kilns is a 5 bedroom detached property set out over 3 floors and comprising accommodation extending to circa. 3,050 sq.ft.

The property features a beautifully light and open-plan kitchen/dining/family room with further reception rooms including a large living room to the rear of the property overlooking the generous garden along with study and separate utility room completing the ground floor. On the first floor there are 3 bedrooms with dressing room and en-suite bathroom to master and en-suite to bedroom 2 along with further family bathroom. To the second floor there are 2 further bedrooms with additional shower room. A private and most generous corner plot with far-reaching views as well as double cart lodge complete this imposing and impressive family home.



GROUND FLOOR

Kitchen: 4.15m x 2.33m
Utility Room: 2.80m x 2.22m
Living/Dining Area: 8.24m x 4.72m
Study: 2.33m x 2.22m

FIRST FLOOR

Master Bedroom: 5.50m x 5.10m
Bedroom 2: 4.72m x 3.71m
Bedroom 3: 4.18 x 3.90

SECOND FLOOR

Bedroom 4: 4.45m x 4.18m
Bedroom 5: 4.45m x 4.15m

Plots 10, 11, 12

3 Bedrooms
2 Bathrooms

Open Plan
Single Cart Lodge

Postal Addresses: 5, 4 & 3 The Kilns, Reed, Royston, SG8 8EW

5, 4 and 3 The Kilns are a terrace of 3 bedroom properties all set out over 3 floors and comprising accommodation extending to circa 1,450 sq.ft.

The properties feature open plan kitchen/living/dining rooms, spacious bedrooms with bathroom and master en-suite, together with enclosed rear gardens, single cart lodge parking.

GROUND FLOOR
Kitchen: 3.23m x 2.78m
Living/Dining Room:
7.08m x 3.72m

FIRST FLOOR
Bedroom 2: 4.41m x 4.11m
Bedroom 3: 4.41m x 2.84m

SECOND FLOOR
Master Bedroom: 4.81m x 4.41m



The Kilns Specifications

Interior finishes

- Smooth plastered walls and ceilings in natural shades
- Solid doors with chrome door and window furniture
- Ground floor: tiled and engineered oak
- Built-in wardrobes

Kitchen

- Quality German rigid, handle-less units and built-in appliances: single oven; induction hob; built-in, wall mounted combination oven [in larger properties]; extractor hood; dishwasher and fridge freezer
- Under-mounted stainless steel sink and tap
- Quartz/stone work surfaces with up-stand

Bathroom

- High-quality Roca sanitary wear
- Fully tiled showers
- Chrome heated towel rails
- Electric flushing toilets on ground floor
- Vanity units

Electrical fittings

- Brushed satin switches and sockets
- Wiring for digital TV and Sky
- TV points to living areas and bedrooms
- Telephone points to kitchen, living room and master bedroom
- Mains operated smoke alarm

- Cat 6 wiring
- Energy efficient lighting
- Electrically operated Velux windows
- Security alarm

Plumbing & Heating

- Mechanical Ventilation Heat Recovery – This provides fresh filtered air into the house whilst retaining most of the energy that has already been used in heating the building, it provides a constant supply of fresh filtered air, maintaining the air quality whilst being practically imperceptible. The extracted air is taken through a central heat exchanger and the heat recovered into the supply air.
- Gas fired heating
- Underfloor heating system throughout ground floor
- Double-glazed windows
- Wood burning stoves in living areas of plots 1-9
- Water softener

Outside

- Aluminium guttering
- Cart lodge parking and generous parking spaces
- Landscaped site
- 10 year construction warranty



Disclaimer

Cheffins gives notice that this brochure is produced for general promotion of "The Kilns" development only and for no other purpose. Particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute part of an offer or contract. All descriptions and references to conditions and necessary conditions for use and occupation and other details are given in good faith and are believed to be correct as at date of publication, but any intending purchasers should not rely on them as statements or representations of fact. Details may be subject to variation and intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each item. Date of publication September 2018.

A development by

FORD HOMES

Cheffins

01223 214214



01799 585011
01799 523656