



Malton Lane, Meldreth, SG8 6PG

CHEFFINS

Malton Lane

Meldreth,
SG8 6PG

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Guide Price £1,250,000

- Highly Sought After and Rarely Available Location
- Integral Annexe
- Well Established and Secluded Gardens
- Ample Driveway Parking
- Easy Access to the Surrounding Amenities

A most impressive period residence occupying an enviable position with rural outlooks to both the front and rear of the property. The remarkable accommodation has been sympathetically renovated to a high specification throughout enjoying flexible living of approximately 3142 sqft including five double bedrooms and an integral annexe.





LOCATION

Meldreth is a highly sought after village located about 10 miles south west of Cambridge. The village itself benefits from a selection of useful local amenities including a stores/post office, village hall and fine church. There are also a couple of local farm shops and Meldreth has its own primary school. The nearby village of Orwell has its own primary school, village store/post office, village hall and church all less than 5 minutes drive away. Within easy walking distance is Meldreth's own main line station which is situated on the Kings Cross to Kings Lynn line via Stevenage and Cambridge. Shepreth train station is also 2 miles distant and has direct links to Cambridge and London Kings Cross. The village is also conveniently placed for access to major routes including the A10 which provides a direct route to both Cambridge and London by car and the village is perfectly placed for both the Cambridge and London commuter.

OUTSIDE

The front of the property enjoys pleasant views over rolling countryside with a large gravel driveway and a pathway leading to the entrance.

The well-established and tranquil rear garden extends to approximately 0.7 acres with a selection of features including a large patio area, well stocked feature flower beds, a natural pond, mature trees and shrubs, a vegetable garden, greenhouse, two garden sheds and a pathway leading to a newly planted orchard.

GROUND FLOOR

ENTRANCE PORCH

With entrance door, tiled floor, glazed door to:

HALLWAY

With window to the front aspect, wooden flooring, feature fireplace, under stairs storage cupboard, stairs to the first floor, doors to:

LOUNGE

With window to the front aspect, side and rear aspects, wood burning stove with stone hearth and surround, wooden flooring, glazed door to garden room

GARDEN ROOM/ORANGERY

With windows overlooking the garden, Velux windows, glazed double door to the garden, natural stone tiled floor, glazed door to:

STUDY/FAMILY ROOM

With window to the rear aspect, wooden flooring, wood burning stove with tiled hearth and stone surround, glazed door to hallway

KITCHEN/DINER/DAY ROOM

With window to the front aspect, matching eye and base level units, worktop with inset four ring induction hob, extractor hood over, island with wooden counter and inset stainless steel sink and a half with chrome mixer tap, integrated chest level oven,

integrated dishwasher, integrated washing machine, space for American style fridge freezer, Aga, porcelain tiled floor, feature fireplace with decorative tiled inserts and wooden mantle, bifold doors opening to the garden, door to annexe

ANNEXE PORCH

With stable door, windows to the side aspects, tiled floor, glazed door to:

ANNEXE HALLWAY

With window to the rear aspect, tiled floor, doors to:

ANNEXE LIVING ROOM

With window to the front aspect, wood effect flooring, door to:

ANNEXE SHOWER ROOM

With window to the rear aspect, suite comprising; low level wc with eco flush button, pedestal wash basin with chrome mixer tap, shower enclosure with glass and chrome door, tiled floor, heated towel rail

ANNEXE KITCHEN

With window to the front aspect, matching eye and base level units, worktop with inset stainless steel sink and drainer, inset two ring electric hob, space and plumbing for washing machine, tiled floor, part tiled walls

FIRST FLOOR

LANDING

With windows to the front aspect, feature fireplace, storage cupboards, doors to:

PRINCIPAL BEDROOM

With window to the front, side and rear aspect, loft access via hatch, built in wardrobes, door to:

EN-SUITE SHOWER ROOM

With window to the side aspect, contemporary suite comprising; low level wc with eco flush button, large walk in shower area with low profile tray and drencher head over, vanity unit with inset wash basin, porcelain tiled walls and floor

BEDROOM 2

With windows to the rear aspect, built in wardrobe

BEDROOM 3

With window to the front and side aspects, built in wardrobe

BEDROOM 4

With window to the side aspect, loft access via hatch

FAMILY BATHROOM

With window to the rear aspect, suite comprising; low level wc with eco flush button, pedestal wash basin, panelled bath with shower over, tiled floor, part tiled walls, chrome radiator

AGENTS NOTES

Tenure - Freehold

Council Tax Band - G

Property Type - Detached House

Property Construction - Brick with Slate Roof

Number & Types of Room - Please refer to floor plan

Square Footage - 3142

Parking - Driveway

UTILITIES/SERVICES

Electric Supply - Mains Supply

Water Supply - Mains Supply

Sewerage - Septic Tank

Heating - Boiler and radiators, oil

Broadband - Standard Available

Mobile Signal/Coverage - OK





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			67
(55-68) D		41	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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 Local Authority - South Cambridgeshire District Council





Approximate Gross Internal Area 3142 sq ft – 292 sq m
Ground Floor Area 1972 sq ft – 183 sq m
First Floor Area 1170 sq ft – 109 sq m



First Floor



Ground Floor



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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