



The Moor, Melbourn, SG8 6ED

CHEFFINS

The Moor

Melbourn,
SG8 6ED

- 2261 sq. ft. of Versatile Accommodation
- Sought After Village Location
- Easy Access to Surrounding Amenities
- Attractive Outlooks to the Front
- Potential for Extension (STPP)

A most desirable six bedroom detached residence occupying an attractive non estate position within this highly sought after south Cambridgeshire village. The versatile accommodation extends to approximately 2261 sq. ft arranged over two floors. Particular features include the attractive outlooks to the front, the generous and secluded rear garden and easy access to the surrounding amenities including Meldreth railway station with links to London King's Cross and Cambridge.

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Guide Price £900,000





LOCATION

Melbourn epitomizes the ideal blend of modern convenience and rural charm. Situated a mere 10 miles from Cambridge, the village enjoys easy access to the A10 and M11 motorway, ensuring seamless road connections to major cities such as London and Cambridge. Melbourn itself boasts a wealth of amenities, including schools, shops, healthcare facilities, and recreational spaces, fostering a self-sufficient community. Residents can savor the tranquility of countryside living while benefiting from a wide range of services, all within reach.

GROUND FLOOR**ENTRANCE PORCH**

With entrance door, windows to the front and side aspect, tiled floor, door to garage, door to hallway

HALLWAY

With stairs to the first floor, doors to

LOUNGE

With window to the front aspect, gas fireplace with granite hearth and limestone surround, Karndean flooring, bifold doors opening to the dining room, door to garden room

GARDEN ROOM

With windows to the side and rear aspect, tiled floor, double door to the garden

DINING ROOM

With window to the rear aspect, Karndean flooring

KITCHEN/BREAKFAST ROOM

With window to the rear aspect, bespoke fitted wooden kitchen with range of eye and base level units, worktop with inset sink and drainer, inset four ring electric hob with extractor hood over, integrated double oven, space and plumbing for dishwasher, fitted 'L' shaped bench, part tiled walls

UTILITY ROOM

With window to the side aspect, eye and base level storage unit, preparation counter, part tiled walls, door to side access

GUEST CLOAKROOM

With low level wc with eco flush button, wall mounted hand wash basin with chrome mixer tap, part tiled walls

FIRST FLOOR**LANDING**

With window to the front aspect, airing cupboard, storage cupboard, loft access via hatch, doors to

PRINCIPAL BEDROOM

With bay window to the front aspect, range of bespoke fitted wardrobes and drawers, door to

ENSUITE BATHROOM

With window to the side aspect, suite comprising; low level wc with eco flush button, pedestal wash basin with chrome mixer tap, 'P' shaped bath with shower over, heated towel rail, part tiled walls

BEDROOM TWO

With window to the rear aspect, two double wardrobes, wood effect flooring, door to

ENSUITE 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 wall mounted shower, part tiled walls

BEDROOM THREE

With window to the rear aspect, wood effect flooring

BEDROOM FOUR

With window to the front aspect, wood effect flooring

BEDROOM FIVE

With window to the side aspect, wood effect flooring

STUDY/BEDROOM SIX

With window to the front aspect

FAMILY BATHROOM

With window to the side aspect, suite comprising; low level wc, pedestal wash basin with chrome mixer tap, corner bath with chrome mixer tap and wall mounted shower head attachment, part tiled walls

OUTSIDE

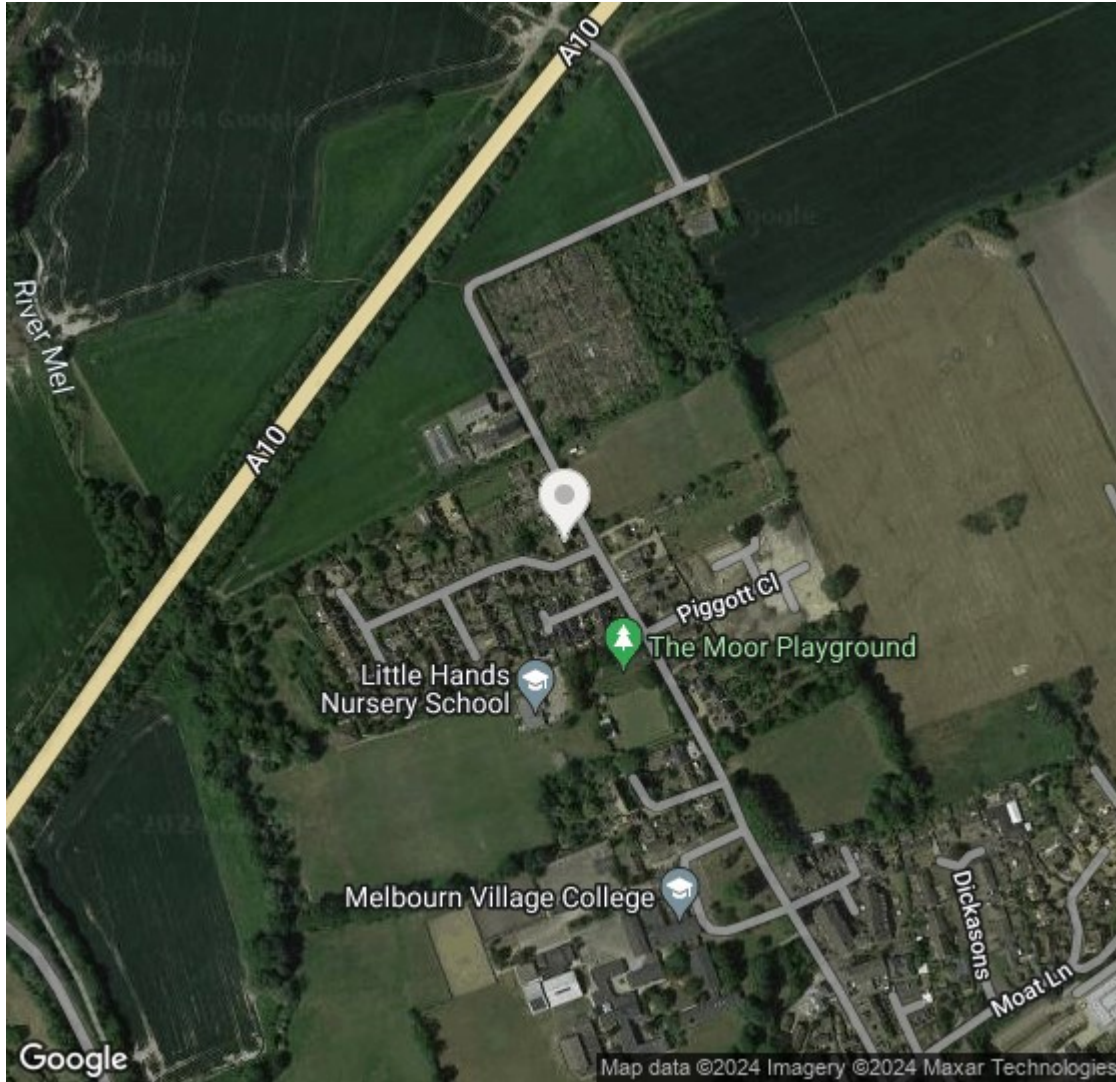
The front boundary is retained by a low level brick wall that borders the well maintained lawn area with feature shrub borders, a generous paved driveway leads to the double garage and a pathway leads to the entrance door.

The fully enclosed and part walled rear garden enjoys a south westerly aspect and is mostly laid to lawn with a paved patio area, mature shrub borders, a mature tree, pond with feature flower bed borders, external lights, an outside tap, a large storage shed and gated side access.

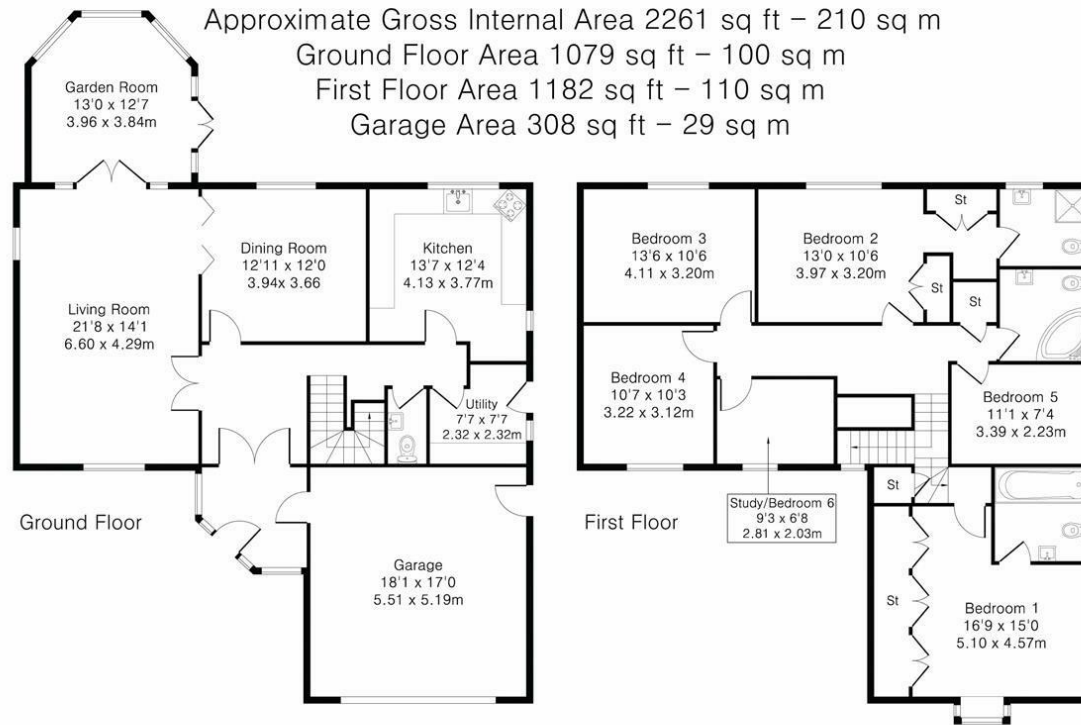


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Guide Price £900,000
 Tenure - Freehold
 Council Tax Band - G
 Local Authority - South Cambridgeshire District Council







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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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.