



North End, Meldreth, SG8 6NR



North End

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- Three Bedrooms
- Multiple & Highly Versatile Reception Rooms
- Kitchen/Breakfast Room Alongside Utility Room
- Converted Loft Space Providing Office
- Integral Garage As Well As Detached Garage
- Idyllic Setting With A Private Rear Garden
- Close Proximity To A Wealth Of Local Amenities

A substantial detached single storey residence, situated within a most wonderful and expansive mature plot, just over a 1/3 acre (approx.), offering exceptionally well proportioned accommodation alongside an annexe, occupying a most prominent position in this picturesque and well-served village with strong commuter links in the form of a mainline station as well as other major commuter links.



Guide Price £850,000





LOCATION

Meldreth, a charming village in Cambridgeshire, offers a blend of rural tranquility and convenient amenities, making it an attractive place to live. The village boasts essential facilities such as a local shop, a primary school, a pub, and recreational spaces. Nearby, the market town of Royston provides additional amenities including supermarkets, restaurants, and a variety of shops. Meldreth's excellent commuter links enhance its appeal, with a direct train service to London King's Cross in under an hour, and easy access to major road networks like the A10 and M11, making it ideal for those working in Cambridge or London while enjoying the benefits of countryside living.

STORM PORCH

covering entrance door with wall mounted lighting and paving stone over the panelled glazed entrance door leading through into:

ENTRANCE HALLWAY

with inset footwell, coved ceilings, double panelled radiator, inset downlighters, panelled glazed doors leading into respective rooms.

KITCHEN

comprising a wealth of both wall and base mounted storage cupboards and drawers with stone effect rolltop work surface with inset stainless steel sink with hot and cold mixer tap and drainer to side, integrated 4 ring electric hob with concealed extractor hood above, tiled splashback below, integrated oven and microwave, integrated and concealed dishwasher, space and plumbing for fridge/freezer, further storage units include display cabinets, full height pantry store, stone effect flooring, wood panelling, inset downlighters, double glazed window out to Conservatory and panelled glazed door leading through into:

UTILITY ROOM

which comprises a collection of both wall and base mounted storage cupboards with a stone effect rolltop work surface with inset stainless steel sink with separate hot and cold tap, drainer to side, space and plumbing for washer/dryer, space for additional fridge/freezer, wall mounted Gloworm boiler providing hot water and heating for the property, stone effect flooring, double glazed window and door out to Conservatory, internal access door into Garage.

CONSERVATORY

with engineered wood flooring, wall mounted lighting, an array of double glazed windows, double glazed French doors not only creating a large entry point of light into the room but also providing two access points out onto both a timber decking area and a side access point, panelled door leading through into:

POTENTIAL ANNEXE

with wood effect flooring, high vaulted ceilings, exposed timber beams, double panelled radiators, wall mounted lighting, an array of double glazed French doors leading out onto garden and door leading through into:

ENSUITE SHOWER ROOM

comprising of a three piece suite with corner shower cubicle with wall mounted electric Powershower and accessed via a glazed sliding door, low level w.c. with hand

flush, wash hand basin with separate hot and cold taps, tiled splashback, boiling water tap, wood effect flooring, radiator, extractor fan.

SITTING ROOM

with coved ceilings, open fireplace with brick surround and tiled hearth, double panelled radiators, large set of double glazed sliding doors leading out onto raised timber decked area.

DINING ROOM

with coved ceilings, double panelled radiator, wall mounted lighting, double glazed window out onto side aspect.

FAMILY BATHROOM

fitted with contemporary suite comprising a four piece suite with panelled bath with hot and cold mixer bath tap, grip handles, large shower cubicle with dual wall mounted shower head, glazed shower partition, low level w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer tap, tiled surround, storage cupboard fitted underneath wash hand basin, heated towel rail, radiator, airing cupboard housing hot water cylinder and fitted timber shelving, inset LED downlighters, double glazed window fitted with privacy glass out onto side aspect.

PRINCIPAL BEDROOM SUITE

with coved ceilings, radiators, double glazed windows to both side and front aspect, panelled door leading through into:

ENSUITE SHOWER ROOM

comprising of a three piece suite with corner shower cubicle with wall mounted shower head, low level w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer tap, tiled surround, storage cupboards fitted beneath wash hand basin, wall mounted mirror cupboard, radiator, tiled flooring, extractor fan, inset downlighters, tiled upstand, double glazed window fitted with privacy glass out onto front aspect.

BEDROOM 2

with coved ceilings, built-in wardrobe fitted with railings and shelving, radiator, double glazed window out onto front aspect.

ON THE FIRST FLOOR

which is accessed via a set of timber stairs led directly off the initial hallway leading to:

CONVERTED LOFT SPACE

which lends itself to a Study/Playroom with a wealth of doors accessing eaves storage, radiator, double glazed Velux skylights out onto rear aspect.

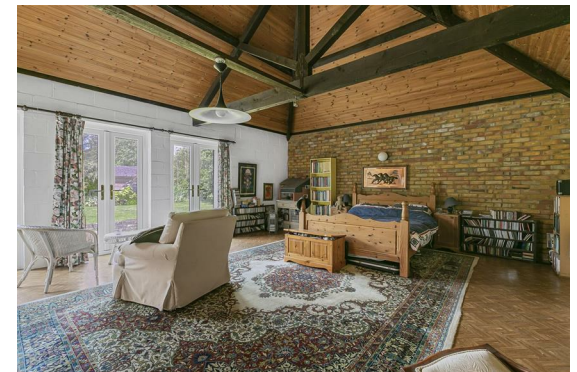
GARAGE

is fitted with power and lighting, accessed by electric up and over door.

OUTSIDE

To the front of the property is approached off North End via a dropped tarmac kerb leading onto a block paved driveway with parking for multiple vehicles and is enclosed by timber fencing, block paved driveway then provides access onto the garage as well as the aforementioned side garden and adjacent to the integral garage is a further paved area perfect for bike and bin store leading to a side access timber gate leading onto a further paved area which also allows access to a set of French doors into the conservatory.

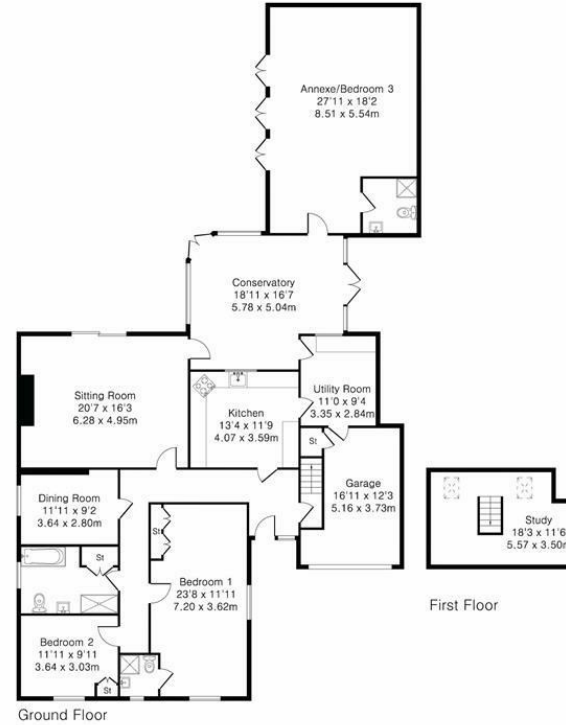
To the rear of the property is an extensive and private garden principally laid to lawn with a raised timber decking area led directly off the rear part of the property providing a fantastic space to both relax and entertain, steps down to main lawned area which is bordered by some exceptionally well maintained and stocked bedding full of mature shrubs and flowering plants, which in turn leads to a centrally located summerhouse with covered canopy and accessed via a set of panelled glazed doors. To the front of this is a patio, following on from this central location in the garden leads to a further lawned area with a number of mature trees and hedging creating a rather tranquil and shaded area which is also accompanied by a number of other well stocked beds. To one side of the garden a concrete garage can be found which can be accessed via an up and over door to the front and a panelled door to the rear which is fitted with power and lighting and surrounded by beds full of mature lavender and adjacent to the garage is a set of wrought iron gates providing access to the front garden which is principally laid to lawn and bordered by some well stocked bedding.







Approximate Gross Internal Area 2479 sq ft – 231 sq m
 Ground Floor Area 2283 sq ft – 213 sq m
 First Floor Area 196 sq ft – 18 sq m
 Garage Area 171 sq ft – 16 sq m



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

Guide Price £850,000

Tenure – Freehold

Council Tax Band – F

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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