



Orchard Road, Melbourn, SG8 6BB

CHEFFINS

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Melbourn,
SG8 6BB

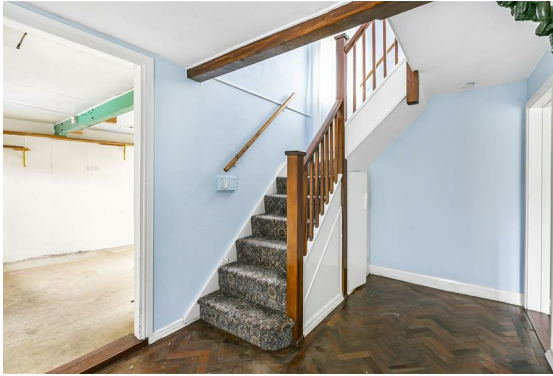
- Unique Period Residence
- Versatile Accommodation
- Sought After Village Location
- Detached Garage with Cellar Beneath
- Secluded Rear Garden

Formerly two cottages that have been merged into a charming and most impressive period residence located in the heart of this highly sought after South Cambridgeshire village. The extended and truly versatile accommodation extends to approximately 2024 sqft and is arranged over two floors.

4 3 3

Guide Price £650,000





LOCATION

Melbourn benefits from excellent communication links by rail to London Kings Cross and Cambridge and by road via the A10, A505, M11 the A1/M and the A14. Melbourn also benefits from having highly regarded schools both primary and Academy and there is good access to the private education in Cambridge. Melbourn is well serviced with its own Doctors and Dentist surgeries, convenience stores as well as a renowned Butchers /Delicatessen, Restaurant/Day Spa and Hosteries.

OUTSIDE

The front of the property boasts a driveway with a security light leading to the entrance door, a lawn area with a deep flower bed well stocked with a selection of shrubs and trees and an additional driveway leading to the detached garage with light, power and a basement.

The fully enclosed rear garden enjoys a westerly aspect and is mostly laid to lawn with features including; a timber decked area, raised feature flower beds, external power points, a storage shed, additional store room, a selection of mature trees and shrubs, personal door to the garage and gated side access.

GROUND FLOOR

ENTRANCE HALLWAY

With window to the front aspect, entrance door, parquet flooring, stairs to the first floor, under stairs storage cupboard, exposed beams, doors to:

LOUNGE

With window to the front aspect, Inglenook fireplace with wood burning stove, parquet flooring, exposed beams, opening to dining room, double door to:

FAMILY ROOM

With glazed double door to the garden, glazed double to covered patio

DINING ROOM

With window to the front aspect, feature fireplace, storage cupboard, stairs to the first floor, exposed beams, exposed brick flooring, sliding door to:

KITCHEN

With window to the side aspect, matching eye and base level units, worktop with inset sink and a half with drainer, integrated chest level oven, space for fridge freezer, space for dishwasher, six ring gas burning hob, exposed beams, tiled floor, part tiled walls, door to:

BOOT ROOM

With door to side access, door to:

GUEST CLOAKROOM

With window to the rear aspect, low level wc, corner basin, tiled floor, tiled walls

UTILITY ROOM

With window to the front aspect, preparation counter, sink and drainer with cupboards below, space and plumbing for washing machine, glazed door to covered patio area

PRINCIPAL BEDROOM

With windows to the rear aspect, glazed double door to the garden, Velux windows over, door to:

WET ROOM STYLE EN-SUITE SHOWER ROOM

With window to the rear aspect, suite comprising; low level wc with eco flush

button, corner basin with mixer tap over, bidet, wall mounted shower control panel with heads over, tiled floor, tiled walls

FIRST FLOOR

PRINCIPAL LANDING

With window to the rear aspect, parquet flooring, doors to:

BEDROOM 2

With window to the side and rear aspect, storage cupboard, mirrored sliding wardrobe, wood effect flooring

BATHROOM

With window to the front aspect, suite comprising; low level wc, bidet, hand wash basin, panelled bath with telephone style mixer tap, part tiled walls, wood effect flooring, exposed beams

BEDROOM 3

With window to the front aspect, storage cupboard, door to:

BEDROOM 4

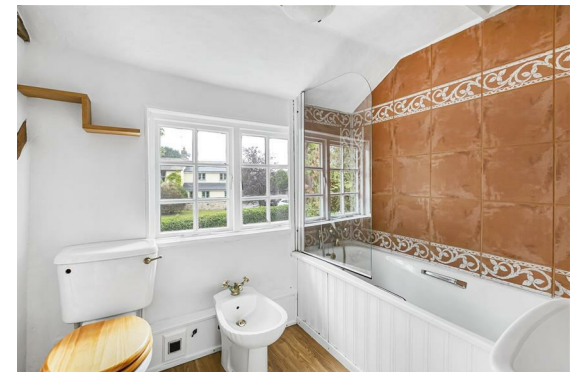
With window to the front aspect, wood effect flooring, exposed beam, door to:

LANDING

With window to the side aspect, wood effect flooring, stairs down to dining room, door to:

BATHROOM

With window to the front aspect, suite comprising; low level wc, pedestal wash basin, panelled bath with telephone style mixer tap, part tiled walls, wood effect flooring, exposed beams







Approximate Gross Internal Area 2024 sq ft – 188 sq m
 Ground Floor Area 1311 sq ft – 122 sq m
 First Floor Area 713 sq ft – 66 sq m
 Garage Area 240 sq ft – 22 sq m



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	72
(81-91) B	
(69-80) C	
(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 £650,000

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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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.