



Fenny Lane, Meldreth, SG8 6NN

CHEFFINS

Fenny Lane

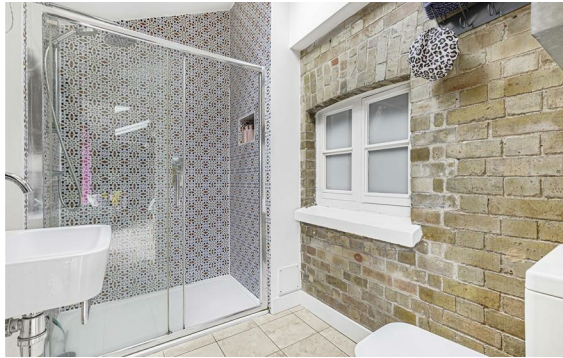
Meldreth,
SG8 6NN

5 4 3

Guide Price £900,000

A most impressive detached Victorian farmhouse constructed circa 1890 boasting a charming blend of period features and sympathetic extensions situated on the outskirts of this highly sought after South Cambridgeshire village. The well planned and stylish accommodation extends to approximately 2988 sq. ft. arranged over three floors and enjoys the added benefit of a double garage/workshop and versatile garden studio.





LOCATION

Meldreth is a most desirable and highly sought-after south Cambridgeshire village with its own mainline station providing a commuter service to London and Cambridge. The village also has an excellent range of local amenities including a stores/post office, primary school, fine church and inn. The market town of Royston which offers extensive shopping, schooling and recreational facilities is just 4 miles away and the university city of Cambridge is about 10 miles north.

ENTRANCE HALLWAY

With entrance door, stairs to the first floor, tiled floor, doors to:

LOUNGE

With window to the front aspect, feature fireplace with tiled hearth and wooden mantle, exposed floorboards.

FAMILY ROOM

With window to the front and side aspect, integral storage cupboard, bespoke fitted shelves, wood effect flooring, glazed doors to the garden, door to:

STUDY

With window to the side aspect, glazed doors to the patio area, wood effect flooring.

KITCHEN/DINER/DAY ROOM

An impressive open plan entertaining space with vaulted ceilings and direct access to both the front and rear patio area, windows to the side and rear aspect, Velux windows, the kitchen area features a range of base level units with a wooden counter over, the peninsula offers additional depth to the worktop creating a breakfast bar, inset double butler sink with mixer tap over, space for freestanding oven with extractor hood over, space and plumbing for dishwasher, tiled floor in kitchen area, solid wood herringbone floor in the dining/ day room area, wood burning stove on tiled hearth, doors to:

WALK IN PANTRY CUPBOARD

With window to the rear aspect, exposed brick flooring, space for fridge freezer, marble preparation counter and addition marble effect counter.

UTILITY/BOOT ROOM

With range of eye and base level units, counter with inset

sink and drainer with mixer tap over, space and plumbing for washing machine, exposed brick wall, door to patio area, door to garage/ workshop area with light and power.

SHOWER ROOM

With Velux window, suite comprising; low level wc with eco flush button, wall mounted wash basin with mixer tap over, shower enclosure with glass and chrome sliding door with drencher head over, tiled floor, part tiled walls, heated towel rail.

FIRST FLOOR**LANDING**

With window to the front aspect, stairs to the second floor, doors to:

BEDROOM 1

With window to the front aspect.

BEDROOM 2

With window to the front aspect, fitted wardrobe.

BEDROOM 3

With window to the rear aspect, fitted cupboard housing boiler.

BEDROOM 4

With window to the rear aspect.

FAMILY BATHROOM

With window to the rear aspect, suite comprising; low level wc, pedestal wash basin with chrome taps over, panelled bath with telephone style mixer tap, part tiled walls, chrome heated towel rail.

SECOND FLOOR**LANDING**

With fitted storage cupboards, door to:

BEDROOM 5

With window to the side aspect, Velux windows, eaves storage cupboards and drawers.

SHOWER ROOM

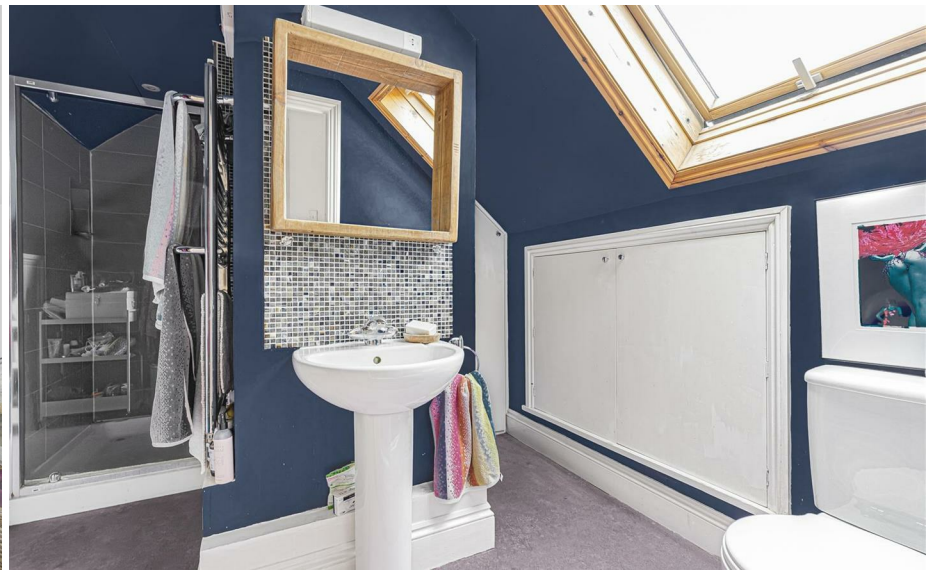
With Velux window, suite comprising; low level wc, pedestal wash basin with chrome mixer tap over and shower enclosure with glass and chrome door, eaves storage cupboards, chrome heated towel rail.

OUTSIDE

The front of the property offers driveway parking leading a patio area with well stocked feature flower beds and direct access into the kitchen diner day room. A low level picket gate opens to the front garden which has been converted into a vegetable garden with mature hedge borders and a pathway leading to the entrance door.

The side garden is mostly laid to lawn featuring a range of mature shrubs, hedge rows, trees and and outside tap. On the eastern boundary a versatile garden studio has been erected with light, power, water and a shower room. The studio has been thoughtfully situated with attractive outlooks of the garden and features a separate patio seating area.

The rear of the property is a fantastic extension of the kitchen diner day room offering a large patio area for entertaining with well stocked feature flower beds, a pergola with mature climber over, external lights and a door to the utility/boot room.



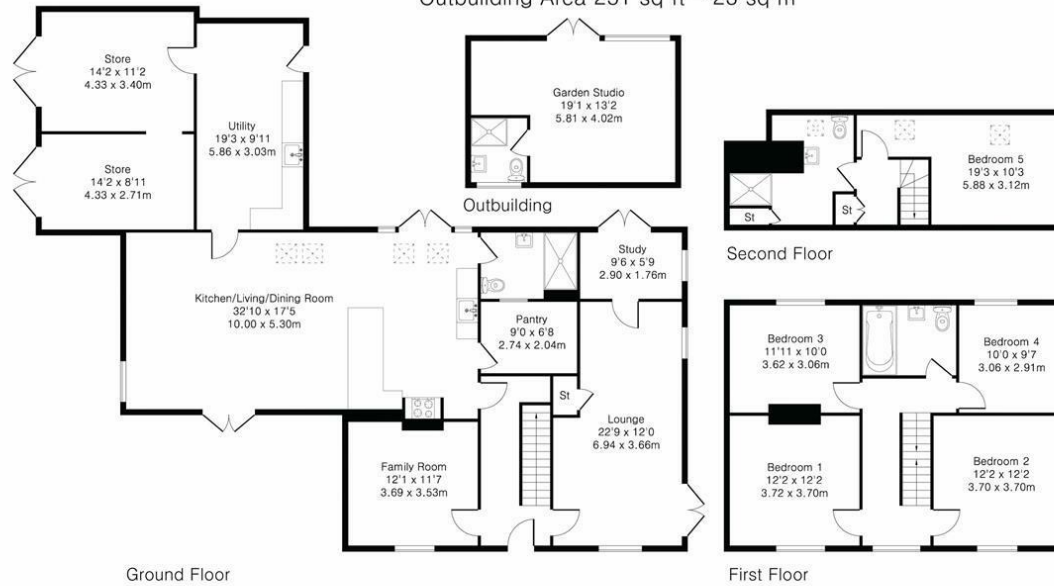
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D	57		
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		



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



Approximate Gross Internal Area 2988 sq ft – 278 sq m
 Ground Floor Area 1741 sq ft – 162 sq m
 First Floor Area 699 sq ft – 65 sq m
 Second Floor Area 297 sq ft – 28 sq m
 Outbuilding Area 251 sq ft – 23 sq m



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.



Clifton House 1-2 Clifton Road, Cambridge, CB1 7EA
 01223 214214 | cambridge@cheffins.co.uk | cheffins.co.uk



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.