



Moat Lane, Melbourn, SG8 6EH

**CHEFFINS**



## Moat Lane

Melbourn,  
SG8 6EH

- No upward chain
- Detached double garage
- Secluded rear garden
- High specification accommodation
- Rarely available location

A most impressive detached residence occupying a peaceful position within this highly sought after and rarely available development. The well planned and highly versatile accommodation extends to approximately 2500 sq. ft. with the added benefit of ample driveway parking, a detached double garage, and a secluded rear garden.



**Guide Price £1,000,000**





## LOCATION

Situated in the heart of this popular South Cambridgeshire village. Melbourn benefits from having well-regarded Schools both Primary and Academy levels and further educational options in nearby Cambridge. There are also excellent commuter links by rail to London Kings Cross and Cambridge and by road via the A10, A505, M11 and the A1/M. The village is also well served with a host of amenities such as Doctors and Dentist surgeries, convenience stores, renowned butchers/delicatessen, day spa and restaurants/hostelries.



## OUTSIDE

The fully enclosed rear garden is mostly laid to lawn with a patio area, timber decked area leading to the summer house/ garden office with light and power, a range of trees/ feature shrubs, a storage shed and gated side access.

## GROUND FLOOR

### ENTRANCE HALLWAY

With radiator and Nest thermostat, window to the front aspect, stairs to the first floor, under stairs storage cupboard, porcelain tiles, ceiling downlights, doors to:

### LOUNGE

With double radiator, double French doors leading to garden patio, porcelain floor tiles, ceiling downlights, feature wooden panelled wall, Stovax wood burning stove

### KITCHEN/DINER

With window to the rear and side aspect, matching eye and base level units, quartz worktop, undermounted sink with Insinkerator 3 in 1 boiler tap, water softener, inset Neff induction hob with Elica extractor hood over, Neff double steam oven with hide and slide Neff single oven and microwave combination over, space and plumbing for American style fridge/freezer with plumbed water and ice dispenser, integrated dishwasher, island with quartz counter, breakfast bar and wine fridge under, wood effect flooring, Scan wood burning stove, ceiling downlights, Duel-Zone electric underfloor heating, bi fold doors opening to the conservatory, bifold doors to patio and decked garden area.

## CONSERVATORY

With windows overlooking the garden, french doors to the patio area, wood effect flooring, electric Underfloor heating, insulated internal ceiling

### FAMILY ROOM

With window to the front and side aspect, porcelain tiles, radiator

### UTILITY ROOM

With door to side access, eye and base units, preparation counter with space and plumbing for washing machine and dryer under, porcelain floor.

### STUDY

With window to the front aspect, porcelain floor.

### GUEST CLOAKROOM

With window to the front aspect, Villeroy & Boch wall hung wc with hidden cistern and eco flush plate, oak counter with sink and mixer tap over, porcelain tiled floor, ceiling downlights, radiator

## FIRST FLOOR

### LANDING

With dormer window to the front aspect, airing cupboard, radiator, loft access via hatch, doors to:

### PRINCIPAL BEDROOM

With windows to the front and rear aspect, two radiators to front and rear, storage cupboard, opening to dressing area with fitted wardrobes, door to:

## EN-SUITE BATHROOM

With window to the rear aspect, contemporary suite comprising; panelled bath with chrome mixer tap over, large corner shower with Aqualisa power shower, granite top vanity unit with inset wash basin and chrome mixer tap, low level wc with eco flush button, heated towel rail, Karndean flooring.

### BEDROOM 2

With window to the rear aspect, fitted wardrobes, radiator, door to:

### EN-SUITE SHOWER ROOM

With low level wc, pedestal wash basin, shower cubical, Karndean flooring, part tiled walls, ceiling downlights, radiator

### BEDROOM 3

With window to the front and side aspect, fitted wardrobes, radiator

### BEDROOM 4

With window to the rear aspect, radiator

### BEDROOM 5

Currently used as a dressing room with fitted wardrobes, radiator and a window to the side aspect

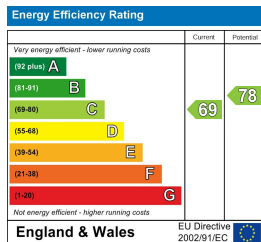
## FAMILY BATHROOM

With window to the side aspect, suite comprising; panelled bath with telephone style mixer tap, pedestal wash basin, low level wc, Karndean flooring, radiator, part tiled walls





Approximate Gross Internal Area 2487 sq ft – 231 sq m  
 Ground Floor Area 1272 sq ft – 118 sq m  
 First Floor Area 1117 sq ft – 104 sq m  
 Outbuilding Area 98 sq ft – 9 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.

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Guide Price £1,000,000  
 Tenure – Freehold  
 Council Tax Band – G  
 Local Authority – South Cambridgeshire District Council



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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.