



Marys Way, Meldreth, SG8 6RH

**CHEFFINS**



## Marys Way

Meldreth,  
SG8 6RH

- Maintenance Free Kind Water Water Softener Installed 2023
- New Combi Boiler Installed End of 2024
- Driveway Parking Leading to the Garage
- Sought After Edge of Village Location
- Easy Access to Meldreth Rail Station with Links to Kings Cross and Cambridge
- 2 En Suites

A well presented four double bedroom detached family home situated on the outer envelope of the highly sought after village of Meldreth just a half a mile walk from Meldreth rail station with links to London Kings Cross and Cambridge. The versatile and generously proportioned accommodation extends to 1585 sq. ft. arranged over two floors with the added benefit of driveway parking and a garage.

4 3 2

Guide Price £650,000





## 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

Entrance door, stairs to first floor, feature panelled walls, understairs storage cupboard, Bamboo flooring, doors to:

## LIVING ROOM

with window to the front and side aspect, Plantation style shutters, Bamboo flooring.

## KITCHEN/DINER

with window to the side aspect, range of matching base and eye level units, Corian worktop with inset sink with mixer tap over, inset induction hob with extractor hood over, integrated appliances include double chest level oven, dishwasher, washing machine, part tiled walls, tiled floor, French doors to the garden, island with wooden counter and a range of cupboards and drawers below.

## FAMILY/FORMAL DINING ROOM

with bay window to the side aspect, Bamboo flooring.

## STUDY/BEDROOM 5

with window to front aspect, Bamboo flooring, Plantation style shutters.

## GUEST CLOAKROOM

with low level w.c. with Ecoflush, wall mounted wash basin with chrome mixer tap over, chrome heated towel rail, tiled walls and tiled floor.

## ON THE FIRST FLOOR

## LANDING

with window to side aspect, loft access via hatch, double cupboard housing hot water cylinder, Bamboo flooring, doors to:

## PRINCIPAL BEDROOM

with window to front aspect, Bamboo flooring, walk-in wardrobes with mirror sliding doors, door to:

## ENSUITE SHOWER ROOM

with window to rear aspect, contemporary suite comprising low level w.c. with Ecoflush, large glass and chrome shower enclosure and pedestal wash hand basin with chrome mixer tap over, part tiled walls and tiled floor, chrome heated towel rail.

## BEDROOM 2

with window to rear aspect, Bamboo flooring, wardrobe with mirror sliding doors, door to:

## ENSUITE SHOWER ROOM

with window to the rear aspect, low level w.c., with Ecoflush button, pedestal wash hand basin, shower enclosure with glass and chrome sliding door, tiled walls, chrome heated towel rail.

## BEDROOM 3

with window to the front aspect, Bamboo flooring.

## BEDROOM 4

with window to the rear aspect, Bamboo flooring.

## FAMILY BATHROOM

with windows to the front aspect, suite comprising low level w.c. with Ecoflush button, pedestal wash hand basin with chrome mixer tap over, panelled bath with handheld shower head attachment over, chrome mixer tap, chrome heated towel rail, part tiled walls and tiled floor.

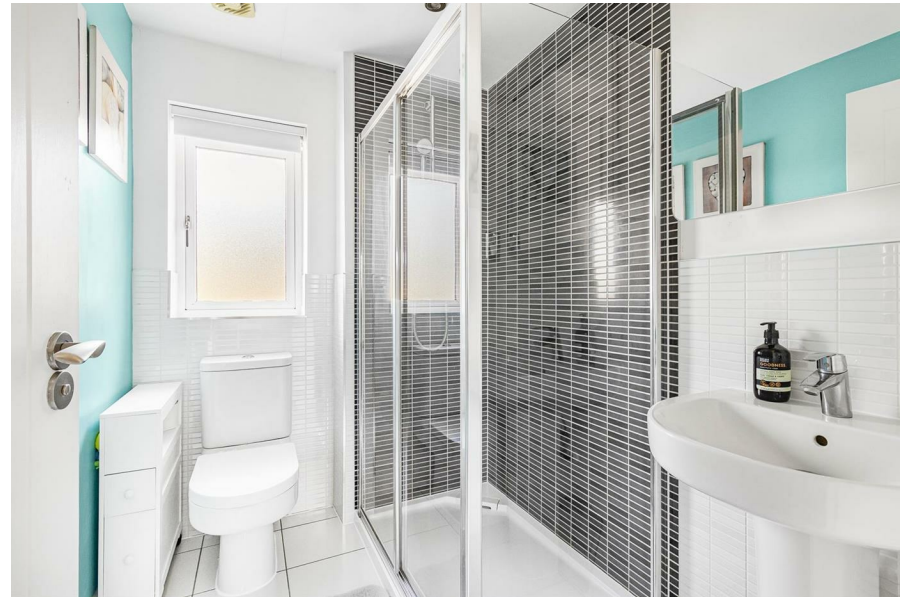
## OUTSIDE

Situated within a small cluster of four houses off Mary's Way the front of the property benefits from a well maintained lawn area with a pathway leading to the entrance door and a driveway with parking for 2/3 cars leading to the garage.

The fully enclosed and part walled rear garden enjoys a southerly aspect and is mostly laid to lawn with a patio seating area with pergola over, a storage shed, external lights, an outside tap, door to the garage with light, water and power and gated side access.

## AGENTS NOTE

There is an annual resident management fee that is currently £320.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		89
(81-91) <b>B</b>	81	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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

**Approximate Gross Internal Area 1585 sq ft - 147 sq m**

Ground Floor Area 794 sq ft - 74 sq m

First Floor Area 791 sq ft - 73 sq m

Garage Area 147 sq ft - 14 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.



**Agents Note:** Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

For more information on this property please refer to the Material Information Brochure on our website.

Clifton House 1-2 Clifton Road, Cambridge, CB1 7EA | 01223 214214 | [cheffins.co.uk](http://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.

