



21 High Street, Melbourn, Royston, SG8 6ER
Guide Price £1,150,000 Freehold



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A RARE OPPORTUNITY TO ACQUIRE A STUNNING GRADE II LISTED, DETACHED HOUSE SKILFULLY AND LOVINGLY REFURBISHED WITH ITS DETACHED BARN CONVERSION ANNEX WITHIN THE GARDEN AND SET WITHIN A MATURE AND PRIVATE PLOT OF APPROXIMATELY 0.46 OF AN ACRE.

- 4 bedroom detached, Grade II listed house
- 2 bedroom annex
- Exposed timbers and inglenook fireplaces
- Bespoke kitchen/breakfast room plus utility room
- Luxury bathroom suites
- Mature and private garden of 0.46 of an acre.
- Chain free

This beautiful detached, period house enjoys a fine centre-of-village location set back and screened from the road within mature and private gardens and grounds of approximately 0.46 of an acre. The current owner has skilfully and lovingly restored and refurbished this beautiful house and erected a luxury, detached, self-contained barn annex within the grounds, perfect for those with dependent relatives.

The accommodation comprises an entrance hall with two large reception rooms both with inglenook fireplaces and exposed timber beams. The kitchen / breakfast room is fitted with bespoke cabinetry, solid oak work surfaces with an inset one and a half sink unit with mixer tap and drainer, pantry cupboard, integral dishwasher and a gas-fired Aga plus space for a fridge-freezer. Just off is a large utility / boot room with space for the usual white goods and a cloakroom w.c.

Upstairs, there are four good-sized bedrooms including the master suite with dressing area and luxury ensuite with designer sanitaryware including a roll top bath. The family bathroom also boasts Villeroy and Boch sanitaryware and again with a roll top bath and shower cubicle.

The annex accommodation comprises a large vaulted, open-plan kitchen/ dining / sitting room fitted with contemporary cabinetry with oak work surfaces and a range of integral appliances. There is a ground floor ensuite bedroom and a first floor home office / bedroom 2. There is an adjoining study space, making this accommodation so flexible particularly for those with dependent relatives or indeed space to work from home.

Outside, a gravelled driveway provides parking for multiple vehicles and is screened from the road by hedging. Side access leads to the rear garden, which is laid predominantly to shaped and manicured lawns with well-stocked flower and shrub borders and beds, a generous paved, terraced patio and to the rear of the garden is an additional detached home office. The plot approximately 0.46 of an acre and enjoys excellent levels of privacy and seclusion.

Location

Melbourn is an historic village with the Icknield Way running along its southern boundary, now bypassed, lying about 10 miles south of Cambridge and 3 miles north of Royston. The Parish Church of All Saints dates from the 13th century and the village is noted for its fine old cottages.

Usual local facilities are readily available and the village has a wide range of local shops. Communications are excellent and Meldreth mainline station is close by which can provide a link to London King's Cross in under one hour and Cambridge within 17 minutes. Education facilities are good and there is the well known Melbourn Village College nearby.

Tenure

Freehold

Services

All mains services connected.

Statutory Authorities

South Cambridgeshire District Council.

Council Tax Band - G

Fixtures and Fittings

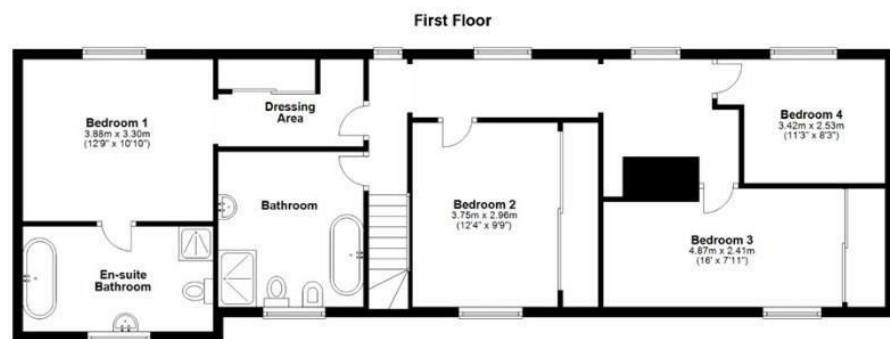
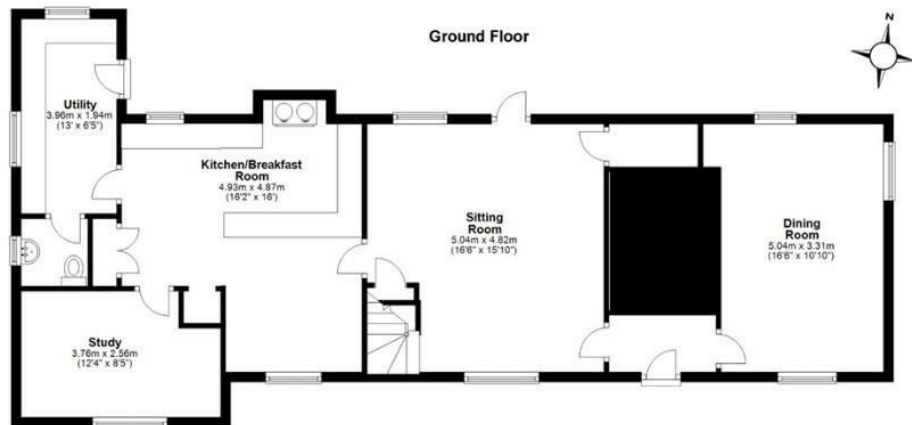
Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing

Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.



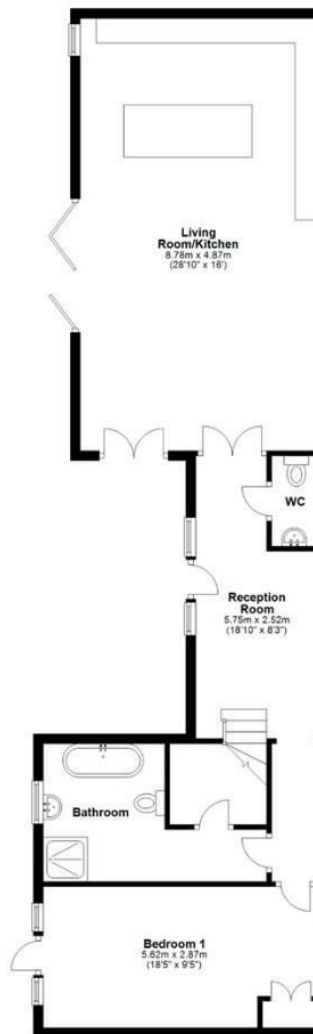




Approx. gross internal floor area
House 187 sqm (2000 sqft)
Annexe 112 sqm (1200 sqft)



Annexe Ground Floor



Annexe First floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	83	
(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	

These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.



