



57 High Street, Meldreth, Royston, SG8 6LB  
Guide Price £450,000 Freehold



rah.co.uk  
01223 800860

**A CHARMING, GRADE II LISTED, PERIOD COTTAGE FULLY REFURBISHED AND BEAUTIFULLY PRESENTED, LOCATED CENTRALLY WITHIN THIS HIGHLY SOUGHT-AFTER VILLAGE.**

- 3 bed, Grade II listed, terraced cottage
- 0.06 acres
- New gas-fired central heating system to radiators
- Private and mature gardens
- EPC - Exempt
- 950 sqft / 88 sqm
- Refitted kitchen and bathroom
- Garage with recently constructed adjoining home office / studio
- Council Tax Band - D

The cottage occupies a pleasant centre of village location just a short walk from the village amenities and mainline train station. The current owners have transformed the property with a programme of sympathetic improvement resulting in beautifully presented accommodation, yet retaining many original features. The kitchen and bathroom have been refitted plus a new gas-fired central heating system. The garden has been greatly improved, professionally landscaped and an external home office/ studio has been constructed adjoining the large, one-car garage to the rear of the garden.

The accommodation comprises an entrance hall, opening to a dining room with stairs to the first floor accommodation, exposed timber beams and a cloakroom w.c. just off. The sitting room enjoys a dual aspect with a feature fireplace with an inset wood burning stove. The kitchen has been refitted with attractive cabinetry complemented by Silestone working surfaces, a range of integral appliances including an induction hob, oven, extractor, fridge-freezer, dishwasher and washing machine.

Upstairs off the landing are three bedrooms and a refitted four-piece luxury family bathroom.

Outside, a driveway to the side of the neighbouring property leads to a private driveway providing parking for at least two cars and the garage with an electric roller door, power and light connected. A door from the garage interlinks to the home office / studio extension with bifold doors opening to the garden, power, light and internet all connected. The rear garden has been professionally landscaped and is laid to a manicured lawn with a well-stocked flower and shrub border complemented by a generous, paved patio and a pathway leading back to the studio and garage with gated side access.

Meldreth is a picturesque village lying about 9 miles south of Cambridge and 4 miles north of Royston. Some of the best countryside in South Cambridgeshire surrounds the village over which there are numerous fine walks. Usual facilities are available and Meldreth mainline station is close by as is Royston, which provides access to King's Cross in about 48 minutes. Communications are therefore excellent and the M11 is readily accessible.

**Tenure**

Freehold

**Services**

Mains water connected, mains electricity connected, mains gas connected, mains drainage connected.

**Statutory Authorities**

South Cambridgeshire District Council.

Council Tax Band - D

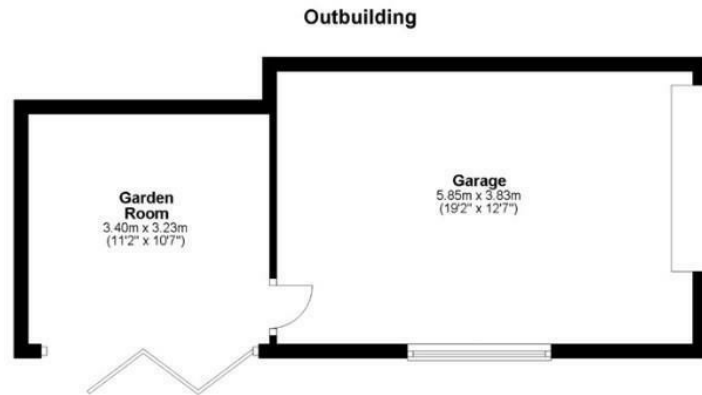
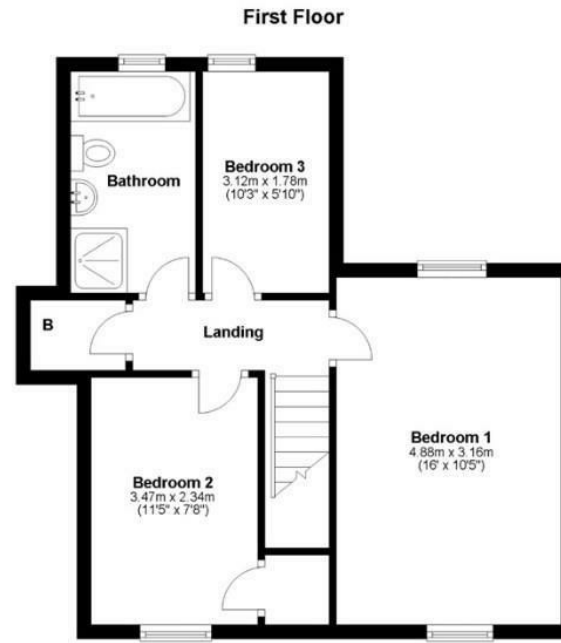
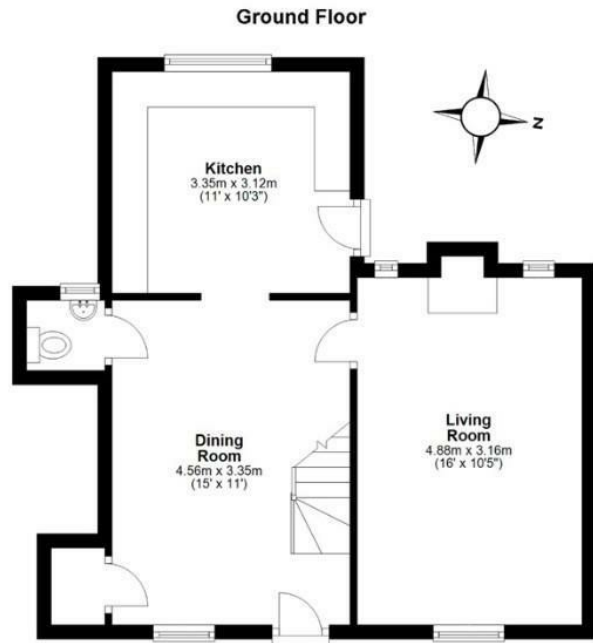
**Fixtures and Fittings**

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 88 sqm (950 sqft) excluding Outbuilding**

