



**Market House, 149a High Street, Melbourn, Cambridge, SG8 6AT**

**Guide Price £950,000 Freehold**



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**AN ARCHITECT DESIGNED AND LUXURIOUSLY APPOINTED, DETACHED, CONTEMPORARY SINGLE STOREY PROPERTY, SET IN SECLUDED, PART WALLED SOUTH-FACING GROUNDS, WITH GATED DRIVEWAY IN THIS SOUGHT-AFTER VILLAGE.**

• Architect designed modern house • Spacious open plan kitchen / dining room / sitting room • Entrance hall • Inner hallway • Principal bedroom with fitted wardrobes and luxury ensuite shower room • 2 further double bedrooms • Luxury family bathroom • Utility room • Air source underfloor heating • Triple glazing throughout • Brick-built bin and cycle store • Landscaped gardens • Gated driveway providing parking for several cars • Approximately 1200 sqft / 112 sqm

Market House is a truly unique and individual home that has been meticulously crafted and finished to a particularly high specification throughout using carefully chosen materials. Blending modern functionality with timeless elegance, the accommodation is set across one floor and extends to around 1200 sqft. The gated driveway and landscaped sunken terrace leads to the front door where there is an entrance hall with a glazed door to the impressive open plan kitchen / dining / living areas. The living and dining areas with contemporary wood burning stove and polished concrete floors, are bathed in natural light from the 7.5m floor to ceiling double-glazed sliding doors, that open to the large, south-facing paved terrace with a walled garden beyond, offering a great space to relax or entertain. The kitchen is fitted with bespoke white oak and walnut cabinetry incorporating LED lighting, 'Corsten' bronze handles, built-in appliances, a breakfast bar and a pantry unit.

The internal hallway leads to the three double bedrooms, each with framed views of the garden, including the principal bedroom with fitted wardrobes and a luxury en-suite shower room, with micro cement finishes to wall and ceiling, along with Mandarin Stone tiles and quality fittings. There is a further family bathroom and a utility room with a door to outside.

Outside, the property is set back from the road on a private gravel driveway to the rear of No.151 High Street, and offers both privacy and seclusion whilst being part of the established village setting. The garden and grounds have been beautifully landscaped to include a gated gravel driveway offering parking for several cars, walled garden laid mainly to grass, with landscaped beds and mature trees, along with a generous sunken terrace and a bin/cycle store. There is also ambient lighting installed. The property also has a living sedum roof.

#### 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.

#### AGENTS NOTE

No. 151 High Street benefits from a right of way across the first part of the driveway, upto the gates, and has parking for one car to the rear of their property. They are responsible for paying of one third of the cost of repair and maintenance of the driveway.

The whole site falls within the Melbourn Conservation Area.

#### SERVICES

Mains water, drainage and electricity are connected.

#### STATUTORY AUTHORITIES

South Cambridgeshire District Council

#### FIXTURES AND FITTINGS

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

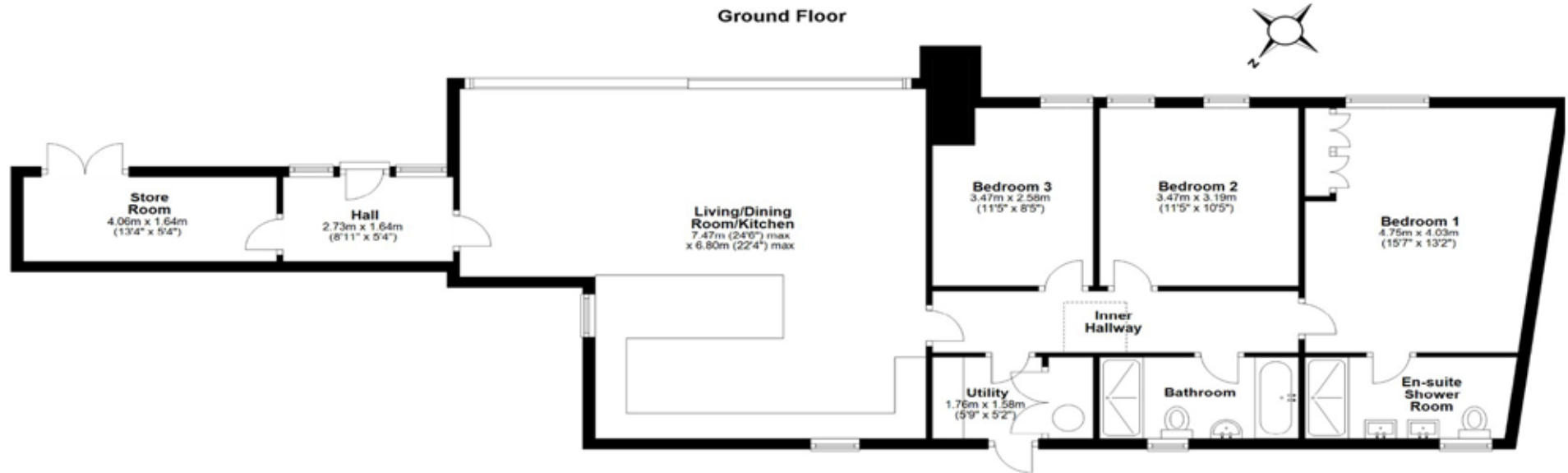
#### VIEWING

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

30 Woollards Lane, Great Shelford, Cambridge, CB22 5LZ T: 01223 800860







**Approx. gross internal floor area 112 sqm (1200 sqft) excluding Store Room**

**Predicted Energy Assessment (PEA):**



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.











# SPECIFICATION

## KITCHEN

- Bespoke kitchen with white oak and walnut cabinetry incorporating LED lighting, 'Corsten' bronze handles, breakfast bar and pantry unit with built-in spice racks
- Quartz worktops with a feature tile upstand
- Micro cement splashback
- Neff induction hob with downdraft extraction
- Quooker boiling water tap
- Under-mounted Franke sink
- Integrated Neff appliances: Glide and slide oven, combi oven with microwave function, dishwasher and full height, built-in fridge and freezer units
- Water softener
- Neff under-counter wine cooler
- LED strip lighting to underside floating shelf

## UTILITY ROOM

- Handleless matt white units
- Franke sink
- Space for appliances

## INTERNAL FINISHES

- Lazenby polished concrete flooring throughout
- Thick flush fire doors with matt black ironmongery
- Bespoke seating and shoe storage to porch
- Bespoke built-in wardrobes to master bedroom
- Bespoke cedar wall panelling and exposed brickwork to entrance hallway
- Log burner with built-in log store

## HEATING AND WATER SYSTEM

- Mitsubishi air source heat pump
- Underfloor heating throughout the property with independent zoned Neo thermostats
- 210 ltr unvented hot water cylinder with electric immersion heater
- Outside taps

## ELECTRICAL

- Data points to kitchen and bedrooms
- Plastered LED down lighters throughout
- External lights to front and rear from 'Nordlux'
- External waterproof power socket
- External brick lighting from Iguzzini
- Uplighters to rear wall and flower beds
- High quality wall light fittings
- Wired smoke alarms

## BATHROOM AND EN-SUITE

- 'Forcrete' textured micro cement to walls and ceilings
- Feature wall tiles from Mandarin Stone
- Contemporary white Duravit sanitaryware, including wall hung wcs
- Stainless steel mixer taps, shower and bath fittings
- Bette bath
- Oak vanity units with wash basins from TikaMoon
- Walk-in showers
- Ashdown electric chrome towel rails
- Underfloor heating

## CONSTRUCTION AND EXTERNAL FINISHES

- Designed by RIBA Award winning Architects, Cowper Griffith
- High quality buff brickwork with contrasting cedar cladding
- Pigmento brown zinc roof with cantilever detail
- Bespoke cedar Bris Soleil
- Zinc guttering and downpipes
- Wildflower green roof
- Aluminium/timber triple-glazed windows throughout
- Full width, 7.5m x 2.7m high quality Sunflex aluminium sliding doors
- Bike and bin store
- Constructed to meet the requirements of Part M4(2) 'accessible and adaptable dwellings' of the Building Regulations

## LANDSCAPING

- Historic walled garden
- Dwarf retaining wall with stone copings
- Stone paving to terrace from 'London Stone'
- Stone access ramp from 'London Stone'
- External brick lighting from Iguzzini
- Landscaped with mature shrubs and trees
- Bollard lighting to main entrance and downlights to light front path from 'Nordlux'
- Rear garden turfed, with a bed for planting alongside patio
- Bespoke cedar entrance gates
- Large gravel driveway

## WARRANTY

10-year ICW warranty





