



**Whitecroft Road, Meldreth SG8 6LS**



**welcome to**

**Whitecroft Road, Meldreth**

An extremely spacious extended detached family home with accommodation including four bedrooms all of which have en-suites, five receptions and annex. Viewing is highly recommended to avoid disappointment.



### **Covered Entrance**

Door to:

### **Entrance Hall**

Spacious entrance hall with turning staircase to first floor/landing. Built in under stairs cupboard. Doors to:

### **Cloak Room**

Suite comprising low flush w/c. Wash hand basin set into vanity unit. Double glazed window to front.

### **Lounge**

24' 9" x 17' 7" ( 7.54m x 5.36m )

Superb lounge with feature shelving and TV display area. Double glazed folding doors to rear garden.

### **Sitting Room**

19' x 12' 4" ( 5.79m x 3.76m )

Double glazed door and window to rear.

### **Study**

10' x 8' 1" ( 3.05m x 2.46m )

Double glazed window to front.

### **Kitchen/diner**

22' 4" x 14' ( 6.81m x 4.27m )

Superb fitted kitchen/diner with sink, mixer taps and work surface surrounds. Generous range of units. Central island with further storage beneath. Vaulted ceiling with skylight windows. Door opening onto sitting room. Double glazed window overlooking the rear garden. Double glazed double doors to conservatory.

### **Utility Room**

11' x 8' ( 3.35m x 2.44m )

Space and plumbing for automatic washing machine. Sink with mixer taps and work surface surrounds. Cupboard housing gas boiler for central heating and domestic hot water.

### **Conservatory**

14' x 9' 9" ( 4.27m x 2.97m )

Double glazed double doors and windows to rear garden. Double doors to:

### **Bar**

17' 5" x 10' 5" ( 5.31m x 3.17m )

Feature bar with fitted bar and double glazed double doors opening onto rear garden.

### **Annex**

The property currently incorporates an annex which is access from the lounge and comprises:

Kitchen 11' 3" x 9' 6"

Lounge 10' 5" x 9' 5"

Bedroom 10' 4" x 10' 8"

En-suite comprising shower cubicle. Low flush w/c.

Wash hand basin.

### **First Floor/landing**

Doors to:

### **Bedroom One**

18' 1" x 10' 2" into eaves ( 5.51m x 3.10m into eaves )

Lovely vaulted ceiling. Double glazed windows to front and rear. Door to:

### **En-Suite**

Suite comprising bath with mixer taps and shower attachment. Concealed cistern w/c. Wash hand basin.

Double glazed window to front.

### **Bedroom Two**

14' 7" x 11' 7" plus door recess & wardrobes ( 4.45m x 3.53m plus door recess & wardrobes )

Radiator. Double glazed window to rear. Built in wardrobes. Lovely vaulted ceiling. Door to:

### **En-Suite**

Suite comprising shower cubicle. Low flush w/c. Wash hand basin.

### **Bedroom Three**

15' 7" x 10' 4" plus door recess and wardrobes ( 4.75m x 3.15m plus door recess and wardrobes )

Twin double glazed windows to front. Built in wardrobes. Door to:

### **En-Suite**

Suite comprising shower cubicle. Low flush w/c. Wash hand basin.

### **Bedroom Four**

11' 7" x 6' 1" ( 3.53m x 1.85m )

Twin double glazed windows to side. Door to:

### **En-Suite**

Suite comprising shower cubicle. Low flush w/c. Wash hand basin.

### **Outside**

To the rear of the property there is good size landscaped rear garden with large paved terrace leading to a lawned area with fence surround and shrubs to borders.

To the front of the property there is generous off-road parking and also a studio which would make an ideal home office 17' 2" x 11' 8" plus depth of a small kitchen and separate cloak room.

### **Agents Note**

The property currently has commercial use within the studio although this is reverting to its original residential use and the current owners are acting accordingly to ensure this is so in readiness for any sale.



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welcome to

## Whitecroft Road, Meldreth Royston

- Extremely spacious extended and well-presented detached family home
- Sought after Village location
- Four bedrooms all of which have en-suites
- Four receptions rooms
- Annex

Tenure: Freehold EPC Rating: C

# £1,200,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
RYN108948 - 0003

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william h brown



**01763 242988**



[royston@williamhbrown.co.uk](mailto:royston@williamhbrown.co.uk)



54A High Street, ROYSTON, Hertfordshire, SG8 9AW



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)