

High Street, Meldreth, SG8 6JU



welcome to

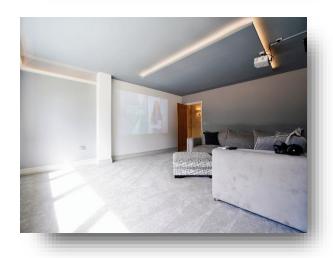
High Street, Meldreth

A recently extended and modernised four bedroom detached family home that has been finished to an incredibly high standard throughout offering approximately 3030 sq.ft. of living accommodation. The property is situated close to the centre of this attractive and sought after South Cambs village.













Door To Entrance Hall

Solid wood door to entrance porch. Ceramic floor tiling, Large double cloaks cupboard. Door to reception hall. Door to cloakroom.

Cloakroom

Comprising low flush WC, attractive ceramic tile flooring and wash hand basin on chrome stand.

Reception Hall

Staircase to first floor landing, understairs storage cupboard, paneling to walls, attractive wooden banister with glass screen surround.

Kitchen/Dining/Family Room

31' 5" x 26' 2" (9.58m x 7.98m)

Attractive central island with inset double bowl butler sink unit with cupboards below. Marble working surface. Wine cooler. Excellent range of base and wall cupboards. Fitted range cooker with stainless steel extractor hood over. Fitted oven and microwave. Recess lighting. Ceramic tiled floor. Part tiled walls. Bi-fold doors to rear garden.

Utility Room

10' 11" x 9' 1" (3.33m x 2.77m)

Good range of storage cupboards. Inset stainless steel sink unit. Plumbing for automatic washing machine. Part tiled walls. Ceramic tile flooring.

Study

 $10' 4" \times 10' 9" (3.15m \times 3.28m)$ Storage cupboard to one wall. Recess lighting.

Family Room/Playroom

18' 1" x 9' 1" (5.51m x 2.77m) Attractive recess lighting. Dual aspect windows.

Living Room

19' 2" x 17' 10" (5.84m x 5.44m) Window to front.

First Floor/ Landing

Doors to:

Bedroom One

19' 11" x 19' 5" (6.07m x 5.92m) Large walk in wardrobe. Door to en-suite.

En-Suite

Double sink unit with vanity unit below. Freestanding Victorian style roll-top bath. Fully tiled shower with glazed screen. Low flush WC. Sauna unit.

Bedroom Two

20' 7" x 13' 1" (6.27m x 3.99m)

Bedroom Three

16' 4" x 13' 3" (4.98m x 4.04m)

Bedroom Four

16' 4" x 9' (4.98m x 2.74m) Fitted double wardrobe.

Bathroom

Large walk in shower cubicle with glazed screen. Wash hand basin. Low flush WC. Panel enclosed bath

Outside Front Garden

The property is approached by a private lane with electric gates to a spacious car parking/hard standing area for numerous vehicles. Planning permission has been granted for a detached double garage along with the footings which have been laid incase a prospective buyer should wish to add this.

Rear Garden

Pleasant enclosed rear garden which has been laid to lawn with two patio areas and a garden shed.





welcome to

High Street, Meldreth

- An extremely well-extended detached family home.
- Spacious and well-proportioned family accommodation.
- Adequate car parking/hard standing to front.
- Superbly well-fitted kitchen/family room.
- Four double bedrooms with en-suite to master.

Tenure: Freehold EPC Rating: C

£1,000,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/RYN109618



Property Ref: RYN109618 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or



william h brown

01763 242988



royston@williamhbrown.co.uk



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



williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.