



Malton Road, Orwell, SG8 5QR



Malton Road

Orwell,
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A truly unique opportunity to acquire this detached Victorian residence, thoughtfully improved and extended to create a stylish and highly individual home, centred around a striking Grand Designs-inspired kitchen/dining room that perfectly suits modern living and opens seamlessly onto the extensive rear garden. The property occupies a mature and expansive plot of just under four acres, complemented by a range of outbuildings, offering a rare and versatile balance of space, privacy, and potential, all set within a picturesque rural position surrounded by open countryside and enjoying far-reaching views in every direction. Offered with no onward chain.

4 2 4

Guide Price £1,150,000





LOCATION

The property occupies an enviable position between the villages of Orwell, Barrington and Meldreth, affording it a particularly rural and peaceful setting surrounded by open countryside, yet remaining conveniently accessible to local amenities. Orwell itself is a highly regarded South Cambridgeshire village, offering a strong sense of community alongside a range of everyday facilities including a well-regarded primary school, village shop/post office and a popular public house, while Barrington also provides a well-known village pub and additional amenities. The property is ideally placed for those seeking a balance of countryside living with connectivity, with the ability to enjoy pleasant walks directly from the doorstep to both Orwell and Barrington village pubs. The nearby market town of Royston, approximately 4 miles to the south, offers a more comprehensive range of shopping, schooling and leisure facilities, together with a mainline railway station providing fast and regular services into London King's Cross, making it particularly attractive for commuters. Cambridge lies around 8 miles to the north-east, renowned for its world-class universities, shopping and cultural amenities. The surrounding area is characterised by attractive rolling countryside, ideal for walking, riding and outdoor pursuits, while excellent road links via the A603, A10 and M11 provide convenient access to the wider region.

TIMBER PANELLED ENTRANCE DOOR

leading through into:

ENTRANCE HALL

with engineered oak flooring, stairs to first floor accommodation, full height radiator, wall mounted lighting, understairs storage cupboard leading round into rear entrance hallway with inset footwell and panelled timber doors leading into respective rooms,

CLOAKROOM

comprising of a two piece suite with low level w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer tap, full height radiator, engineered oak flooring, lighting, extractor fan, glazed window to side aspect.

OFFICE

with engineered oak flooring, radiator, double glazed sash window to front aspect.

SITTING ROOM

with wall mounted lighting, radiators, double glazed doors leading out onto patio, painted brick archway opening into:

STUDY

full height radiator, double glazed window overlooking garden.

UTILITY ROOM

comprising a collection of both wall and base mounted storage cupboards and drawers fitted with a soft closing feature with stone effect rolltop work surface with inset porcelain sink with hot and cold mixer tap, space and plumbing for washer/dryer, engineered oak flooring, heated towel rail, extractor fan, wall mounted Worcester gas fired system LPG boiler providing hot water and heating for the property.

FAMILY ROOM/PLAY ROOM

accessed off the entrance hall via a panelled glazed door with engineered oak flooring, recess shelving, wall mounted lighting, underfloor heating control, double glazed sash window to front aspect.

OPEN PLAN KITCHEN/DINING ROOM

accessed via sliding door from family room and hallway. Kitchen comprises a collection of handmade Norfolk oak wall and base mounted storage cupboards and drawers fitted with soft closing feature, porcelain marble effect work surface with inset stainless steel sink with hot and cold mixer tap, Range cooker with concealed extractor hood above, integrated Whirlpool microwave combination oven, American style fridge/freezer, integrated and concealed fridge, two integrated and concealed dishwashers, kitchen island with continuation of the work surface to create a breakfast bar, stone effect tiled flooring, high vaulted ceilings, range of double glazed windows and door providing views over the front and rear aspect, underfloor heating controls,

opening to Dining area with continuation of high vaulted ceiling and flooring from the kitchen, recess storage shelf, cupboards and tv mount, pendant lighting, double glazed bi-folding doors leading out onto patio.

ON THE FIRST FLOOR**LANDING**

with loft access, built-in storage cupboards one housing pressurised hot water cylinder and fitted timber shelving, radiators, wall mounted lighting, panelled doors leading into respective rooms.

PRINCIPAL BEDROOM SUITE

with radiator, wall mounted lighting, double glazed windows to front and rear aspect, corner window providing excellent views over the gardens and paddocks to the rear, To the side of the principal room is a recess open storage area with fitted railings and panelled door leading through into:

ENSUITE SHOWER ROOM

comprising of a three piece suite with large shower cubicle with dual wall mounted shower head accessed via a glazed sliding door, low level w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer tap, wall mounted mirror with lighting above, storage cupboards underneath wash hand basin, heated towel rail, tiled flooring, inset LED downlighters, extractor fan, double glazed window fitted with privacy film out onto front aspect.

BEDROOM 2

with wall mounted lighting, radiator, double glazed window overlooking garden.

BEDROOM 3

with wall mounted lighting, radiator, double glazed sash window to front aspect.

FAMILY BATHROOM

comprising of a three piece suite with combined shower and bath with wall mounted shower head, glazed shower partition, hot and cold mixer bath tap, storage niche, low level w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer tap, tiled surround, wall mounted mirror with lighting feature, storage drawers underneath wash hand basin, heated towel rail, inset LED downlighters, extractor fan, double glazed sash window to side aspect.

BEDROOM 4

with wall mounted lighting, radiator, double glazed window to rear aspect.

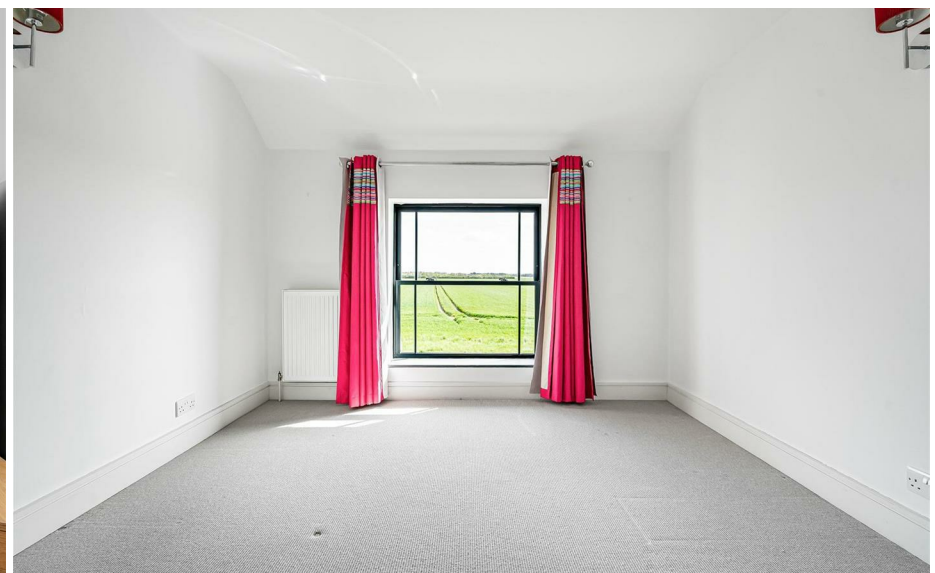
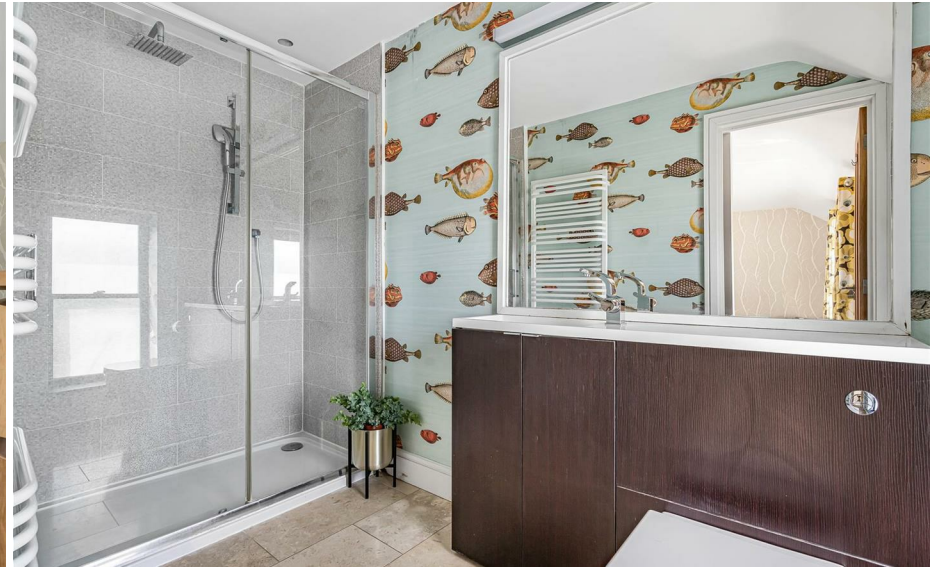
OUTSIDE

To the front, the property is approached via a gravelled driveway off Malton Road, bordered by timber fencing and providing ample parking for multiple vehicles and including two car ports. The front garden is principally laid to lawn, with a paved pathway leading to the entrance door. To the rear lies an

extensive and mature plot, gravelled driveway area enclosed by timber fencing, which provides access to a range of storage barns and sheds. A generous paved south facing terrace extends directly from the rear of the house, creating an excellent space for outdoor entertaining, enhanced by a pergola and a number of architectural features. Adjacent to this are raised beds and a paved pathway leading onto the main lawn. A sunken LPG tank is discreetly positioned near the patio. The garden is predominantly laid to lawn and interspersed with a wealth of established and younger trees, including a section arranged as an orchard. A fenced enclosure offers flexibility for uses such as keeping chickens or a vegetable garden. A tree-lined walkway of silver birch leads through to the central section of the plot, where a collection of mature trees and hedgerow provides a natural division between the formal garden and the wider grounds. Pathways run through this area, opening out onto the remainder of the land, which is again principally laid to grass and enclosed by post-and-wire fencing, with mature hedging and trees defining the boundaries. This final section offers excellent potential to be utilised as a paddock, ideal for grazing or equestrian use if required.

PLANNING

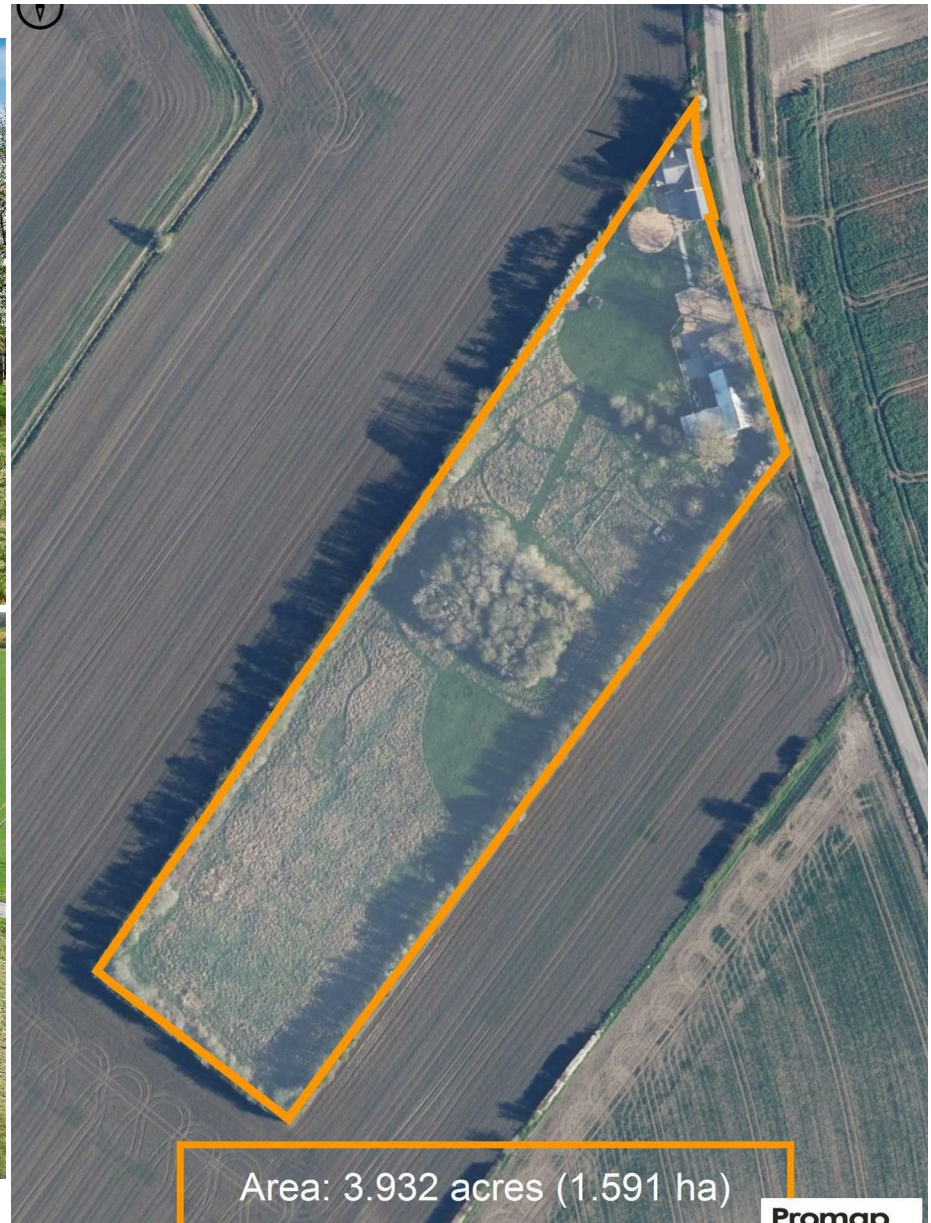
Planning permission has been granted (Ref: 25/04531/HFUL) for the demolition of the existing outbuildings, (and the construction of a substantial new outbuilding comprising a double garage and 85 sqm of flexible ancillary accommodation which could be used for a number of purposes). Plans are available on the official website or at request from the agent.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			77
(55-68) D			
(39-54) E		42	
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		



Guide Price £1,150,000
 Tenure - Freehold
 Council Tax Band - G
 Local Authority - South Cambridgeshire
 District Council



Approximate Gross Internal Area 2052 sq ft - 190 sq m
 Ground Floor Area 1293 sq ft – 120 sq m
 First Floor Area 759 sq ft – 70 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



[For more information on this property please refer to the Material Information Brochure on our website.](#)

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

