



Brewery Lane, Meldreth, Royston, SG8 6NS

Royston - Guide Price £1,200,000



Property Type: Detached House

Bedrooms: 4 | **Bathrooms:** 3 | **Receptions:** 2

A striking fusion of period character and contemporary architecture, this exceptional village home combines a beautifully restored cottage with a dramatic, design-led modern extension. Extending to over 3,000 sq ft and set within approximately a quarter of an acre, the property offers versatile accommodation, vaulted open-plan living, and a seamless connection to its landscaped gardens. Tucked away on a quiet private lane in the heart of Meldreth, the home is ideally placed for village life, countryside walks and fast rail links into London and Cambridge.

- Architecturally striking home combining period cottage and modern extension
- Double-sided fireplace and exposed original beams
- Excellent transport links to Cambridge and London King's Cross
- Single garage and ample off-street parking
- Design-led kitchen with Aga, island and integrated appliances



Set along a discreet private lane shared by just a handful of homes, this remarkable property presents a rare opportunity to acquire a house that balances architectural drama with warmth and heritage.

The original cottage sits proudly at the front of the plot, its white-washed façade and clay-tiled roof reflecting the village's historic charm. To the rear, a substantial contemporary extension unfolds, clad in Siberian larch and punctuated by expansive glazing and roof lights, forming an elegant L-shaped arrangement that opens directly onto the garden.

The principal entrance is via the modern extension, where polished concrete flooring leads into a breathtaking open-plan living space. Vaulted ceilings, exposed steelwork and walls of glass create an immediate sense of volume and light, while uninterrupted views draw the garden into the heart of the home. This space has been designed for both entertaining and everyday family life, with direct access to the terrace and lawn beyond.

The kitchen is sleek and distinctive, centred around a granite-topped island with bar seating and integrated wine fridge. Richly toned cabinetry contrasts beautifully with the industrial finishes, complemented by a white Aga and a full suite of integrated appliances.

A timber-clad staircase rises to the first floor of the extension, where the principal bedroom enjoys a peaceful outlook across the garden and treetops. This serene retreat benefits from a pitched ceiling, fitted storage and a picture window. A further double bedroom and a generous family bathroom complete this level, with roof glazing flooding the space with natural light. The bathroom features a freestanding bath, walk-in shower and bold, contemporary finishes.

The original cottage is accessed independently from the lane or internally from the extension, allowing for excellent flexibility. On the ground floor, a welcoming entrance hall leads to a traditional kitchen and a characterful sitting room, both united by a double-sided fireplace with log burner set within an open alcove. Exposed timber beams throughout provide a strong sense of history and contrast beautifully with the modern areas of the home. A study, utility room and guest WC complete the ground floor accommodation.

The upper floor of the cottage hosts two bright double bedrooms and a well-appointed family bathroom with roll-top bath, separate shower and original beams set beneath a pitched roof.

This thoughtful layout allows the cottage to function independently if required, making it ideal for multi-generational living, guests or home working.







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