



1 The Moor

Melbourn, Royston, Cambridgeshire, SG8 6ED

**BROWN & CO**







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**A most impressive and centrally located four-bedroom double-fronted, detached, Victorian residence, constructed circa 1850  
The sympathetically improved accommodation provides versatile living, extending to approximately 1,525 sq**

## INTRODUCTION

A most impressive and centrally located four-bedroom double-fronted, detached, Victorian residence, constructed circa 1850, with more recent additions, providing further accommodation on both the ground and first floor. The sympathetically improved accommodation provides versatile living, extending to approximately 1,525 sq ft arranged over two floors comprising an entrance hallway, living room, dining room, kitchen / sitting room, utility room, downstairs cloakroom, bedroom 4 / study and boot room on the ground floor. The first floor boasts a landing, principal bedroom with ensuite bathroom, two further bedrooms and a family bathroom. Furthermore, the property enjoys the added benefit of a detached garden studio, driveway parking for a small vehicle and a garage.

## LOCATION AND SITUATION

Melbourn is a well-regarded and historic village situated in South Cambridgeshire, offering a desirable balance of rural charm and modern convenience. Located just off the A10, the village provides excellent transport connections to Cambridge (approximately 10 miles to the north) and Royston (around 3 miles to the south), both of which offer extensive employment, education, shopping, and transport facilities. Royston (miles) and Meldreth (miles) railway stations provide fast and frequent mainline services to London King's Cross and Cambridge

The village itself offers a comprehensive range of local amenities, including a primary school, Melbourn Village College (part of the Cam Academy Trust), a health centre, shops, public houses, and recreational facilities. Nearby, the science and business parks at Melbourn and Royston provide local employment opportunities in a variety of sectors.

Melbourn also benefits from excellent access to the wider regional road network, including the A505, A10, M11, and A1(M), facilitating convenient travel across Cambridgeshire, Hertfordshire, and beyond.









#### Entrance Hall

Entrance door with window above, stairs rising to the first floor.

Door to:

#### Living Room

With windows to the front, side, and rear aspect, functioning wood / coal fireplace with granite heath and stone surround, and glazed double door to the garden.

#### Dining Room

With window to the front aspect, Amtico LVT flooring, under-stairs alcove with window to the rear aspect.

#### Kitchen / Sitting Room

With window to front aspect, bespoke fitted traditional kitchen with range of matching eye and base-level units, granite worktop with inset ceramic sink and-a-half with chrome telescopic mixer tap over, Rangemaster three-door gas oven with gas hob and extractor hood over and tiled backsplash integrated appliances include integral fridge-freezer and dishwasher, Modulo LVT flooring with underfloor heating, open to sitting room area with window to the rear aspect, vaulted ceiling with two skylights, and bifold doors opening to the garden. Steps and door to Boot Room. Door to:

#### Utility Room

With a range of matching eye and base-level units, barn-style door out to the garden, wood effect laminate flooring. Door to:

#### Guest Cloakroom

With frosted window, WC with eco-flush, wall-mounted basin with chrome mixer tap, part-tiled walls and chrome heated towel rail, space and plumbing for washing machine and tumble dryer.

#### Boot Room

Door to garage and Bedroom Four.

#### Bedroom Four

With window to the rear aspect and frosted window to the side aspect. Separate storage space just outside on the same level.

#### Split-Level Landing

With window to the rear aspect. Door to:

#### Principal Bedroom

With window to the rear aspect and Juliette balcony. Feature fireplace, wood effect LVT flooring. Door to:

#### En-Suite Bathroom

With dormer window. Contemporary suite comprising low-level WC with eco-flush, vanity unit with inset basin with chrome mixer tap over and claw-foot bathtub with chrome telephone-style mixer tap with separate handheld shower head. Chrome heated towel rail and wood effect laminate flooring. Additional storage space behind the door.

#### Bedroom 2

With windows to the front and side aspect. Wood effect laminate, door to storage cupboard

#### Bedroom 3

With window to the front aspect and wood effect laminate flooring.

#### Family Bathroom

With step down and frosted window to the front aspect. Contemporary suite comprising low-level WC with eco-flush, wall-mounted vanity unit with chrome mixer tap over, glass and chrome shower cubicle with chrome drencher head and wall-mounted handheld shower head, bathtub with chrome mixer tap and wall-mounted handheld shower head. Porcelain tiled walls, underfloor heating and heated towel rail. Airing cupboard and loft access via hatch.

#### Outside

The front of the property features a concrete driveway enclosed by a picket fence, leading to the single garage with EV charging point.

The fully enclosed wrap-around rear garden is mostly laid to lawn with a selection of patio seating areas, a large garden studio, range of mature trees, external lighting, an outside tap and gated access to the front and access to an additional paved area to the rear.



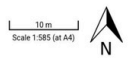








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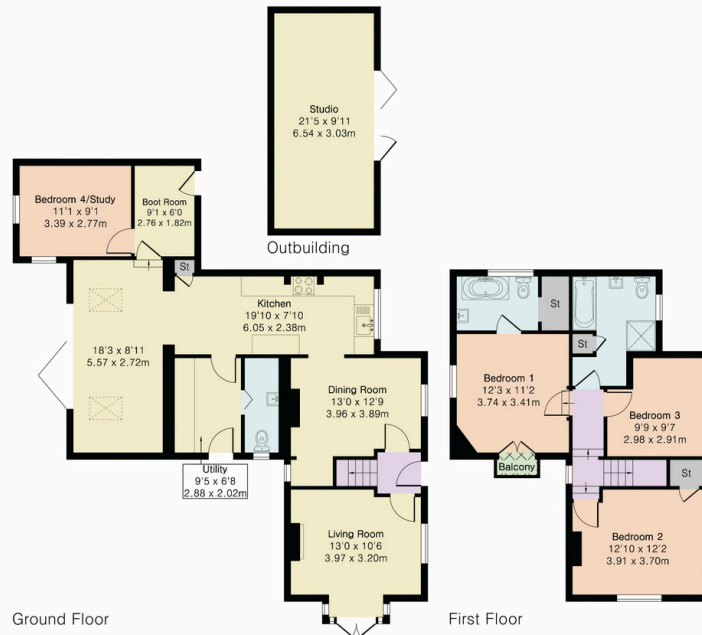


**Approximate Gross Internal Area 1525 sq ft - 142 sq m  
(Excluding Outbuilding)**

Ground Floor Area 948 sq ft - 88 sq m

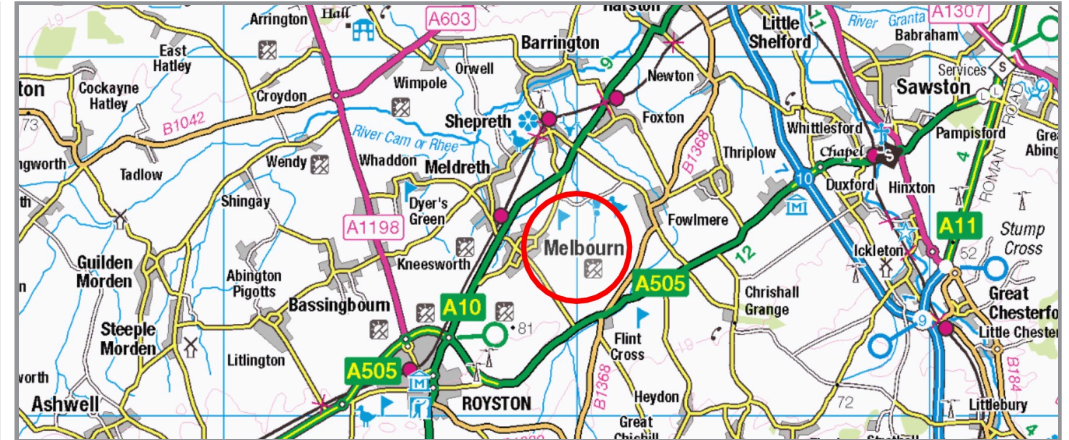
First Floor Area 577 sq ft - 54 sq m

Outbuilding Area 213 sq ft - 20 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.

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Tenure: Freehold

Services: All mains services are connected

Council Tax Band: D

EPC: D

Important Information Regarding the Property Title: Prospective purchasers are advised that the property may be subject to restrictions, easements, rights of way, or the presence of third-party services crossing the land. Full legal information, including any such matters, can be found within the official title register. The property is registered under Title Number: CB83082. A copy of the title register and title plan can be obtained from HM Land Registry or via your legal representative. Buyers should satisfy themselves as to the nature of any such matters before entering into any contractual commitment.

Viewing: Strictly by prior appointment through the selling agents Brown&Co.

Agents Note: A Material Information Pack has been created to be read in conjunction with the particulars and can be made available upon request.

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