



BROWN & CO

SHARLINS



- Sharlins -

High Street | Melbourn | SG8 6ER

A detached three/four bedroom home occupying a generous private plot in the heart of Melbourn, with ample parking, a garage, and scope to extend (STPP).

Property Highlights

Three/four bedroom detached home - Option ground floor bedroom - Central village position - Private and secluded plot - Generous in and out gravel driveway - Garage and ample off road parking - Potential for extension (STPP) - Established enclosed rear garden - Sought after South Cambridgeshire location - Well situated for local amenities including Meldreth rail station with links to London Kings Cross and Cambridge

House

Ground Floor: Entrance Hall - Living Room - Conservatory - Dining Room - Kitchen - Study - Guest Cloakroom

First Floor: Galleried - Landing - Principal bedroom - Ensuite Shower Room - Bedroom two - Bedroom three - Family bathroom

Total: 1,597 sq. ft. (149 sq. m)



DETAILED DESCRIPTION

A rarely available three/four bedroom detached home occupying a central position within the highly regarded village of Melbourn. The well planned accommodation extends to approximately 1,597 sq. ft., arranged over two floors, and offers versatile living space suited to a variety of occupiers. Occupying a private and established plot, the property further benefits from a generous in and out driveway, garage, and a secluded rear garden. Furthermore, there is significant scope for extension and further enhancement, subject to obtaining the necessary planning consents.

LOCATION

The property is situated within the highly regarded South Cambridgeshire village of Melbourn, located approximately 10 miles south-west of Cambridge and around 3 miles north of Royston. Transport connectivity is a key feature of the location. Meldreth railway station, situated approximately 1.2 miles away, provides regular direct rail services to Cambridge and London King's Cross. The nearby A10 and A505 provide convenient road access to Cambridge, Royston, and the wider motorway network, including the M11 and A1(M).

Melbourn benefits from a comprehensive range of local amenities, including shops, public houses, cafés, a pharmacy, healthcare facilities, and a village hub providing a variety of community services and leisure activities. The village also benefits from nearby employment opportunities, including Melbourn Science Park, whilst Cambridge's internationally renowned science, technology, academic, and biomedical sectors are within easy reach.

The surrounding countryside provides excellent opportunities for walking, cycling, and outdoor recreation, with a network of footpaths and bridleways linking the village to neighbouring settlements and the wider Cambridgeshire landscape.

Educational provision is well regarded, with Melbourn Primary School serving the village and secondary education available at the well respected Melbourn Village College. A wide selection of highly regarded independent schools can also be found within Cambridge, including The Perse School, St Faith's, The Leys School, and Stephen Perse Foundation.

OUTSIDE

The front boundary is enclosed by a low level timber fence with mature hedgerow planting beyond. The property benefits from direct access from the High Street via a post and rail gate, leading to a generous in and out gravel driveway which provides ample parking and access to the garage. The front garden is attractively arranged with a lawned area, well stocked planted beds, and a selection of established shrubs.

The generous, secluded, and fully enclosed rear garden is predominantly laid to lawn and enjoys a high degree of privacy. The garden is enhanced by a variety of mature shrubs and trees, together with a greenhouse, storage shed, and access to the garage. Further practical features include external lighting, power points, an outside tap, and gated side access.





ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

With entrance door, stairs to the first floor, wood effect flooring, doors to study/ bedroom four, dining room, living room and guest cloakroom

LIVING ROOM

With window to the front aspect, gas fireplace with stone hearth and exposed brick chimney surround, sliding patio door to the conservatory, glazed sliding double doors to the dining room

CONSERVATORY

With windows to the side and rear aspects, French doors to the garden

DINING ROOM

With window to the rear aspect, wood effect flooring, open to kitchen

KITCHEN

With window to the rear aspect, range of eye and base level units, worktop with inset sink and a half with drainer and chrome mixer tap over, inset four ring gas hob with extractor hood over, integrated chest level oven, space and plumbing for dishwasher and washing machine, large pantry cupboard, chrome heated towel rail, part tiled walls, door to the garden

STUDY

With window to the front aspect, wood effect flooring



GUEST CLOAKROOM

With window to the side aspect, low level wc, pedestal hand wash basin, part tiled walls, tiled floor

FIRST FLOOR

GALLERIED LANDING

With window to the front aspect, airing cupboard, loft access via hatch, doors to

PRINCIPAL BEDROOM

With window to the rear aspect, vanity unit with inset basin with chrome mixer tap over, door to wall in wardrobe, door to

ENSUITE SHOWER ROOM

With window to the front aspect, suite comprising; low level wc with hidden cistern and eco flush button, vanity unit with inset wash basin with chrome mixer tap over and panelled bath with chrome mixer tap and hand held shower head attachment over, heated towel rail, tiled walls

BEDROOM TWO

With window to the rear aspect, eaves storage cupboard

BEDROOM THREE

With window to the front aspect, eaves storage cupboard

FAMILY BATHROOM

With window to the rear aspect, suite comprising; low level wc, pedestal wash basin with chrome mixer tap over and large glass and chrome shower cubicle, part tiled walls, heated towel rail



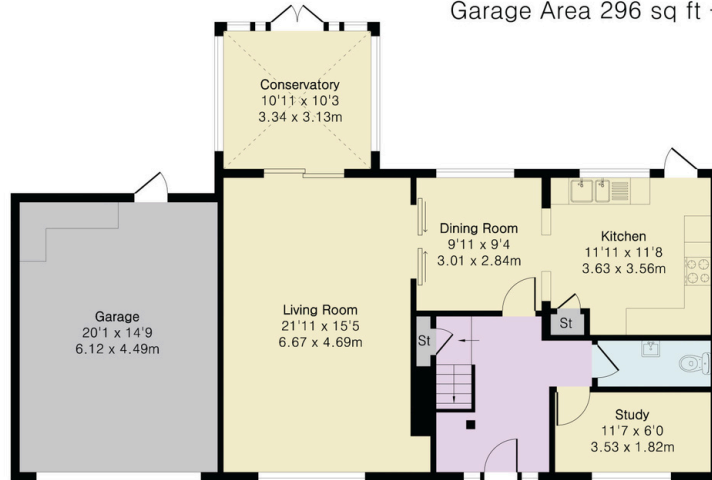


**Approximate Gross Internal Area 1597 sq ft - 149 sq m
(Excluding Garage)**

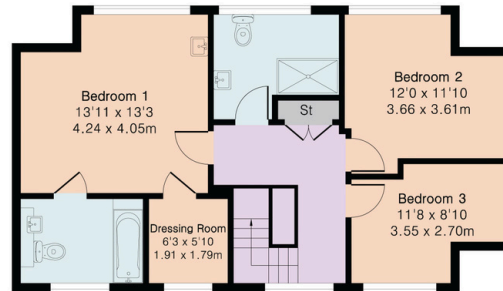
Ground Floor Area 912 sq ft – 85 sq m

First Floor Area 685 sq ft – 64 sq m

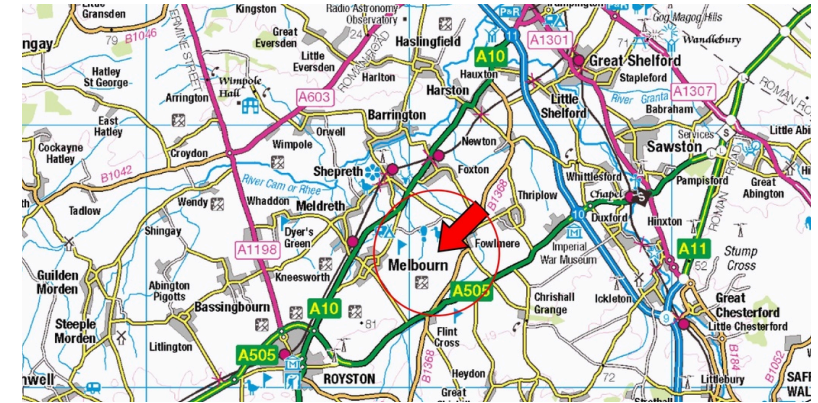
Garage Area 296 sq ft – 27 sq m



Ground Floor



First Floor



Tenure: Freehold

Services: All services connected, gas fired central heating

Council Tax Band: F
EPC: C

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: CB200845. 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.

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