



BROWN & CO

50 THE MOOR



- 50 The Moor-

Melbourn | Royston | SG8 6ED

A beautifully presented and substantially extended five bedroom detached home offering approximately 2,144 sq. ft. of versatile family accommodation, together with a double garage and generous parking.

Property Highlights

Substantially extended detached family home - Stunning kitchen/dining room - Double garage and ample driveway parking - Sought after village location - Beautifully presented throughout - Excellent access to Cambridge and London rail links

House

Ground Floor: Entrance Hallway - Kitchen Breakfast Room - Utility Room - Sitting Room - Garden Room - Guest Cloakroom

First Floor: Landing – Principal bedroom - Ensuite Shower Room - Bedroom two - Bedroom three - Bedroom four - Bedroom five - Family bathroom

Total: 2,144 sq. ft. (199 sq. m)



DETAILED DESCRIPTION

A substantially extended and beautifully presented five bedroom detached family home occupying an attractive position within this sought after South Cambridgeshire village. The well planned accommodation extends to approximately 2,144 sq. ft., arranged over two floors, and has been thoughtfully enhanced to create a superb family home ideally suited to modern living. The accommodation centres around a spacious re-fitted kitchen/dining room, complemented by a utility room, separate living room, and an impressive garden room overlooking the rear garden. The first floor provides five well proportioned bedrooms, including a principal bedroom with a re-fitted en-suite shower room, together with a modern family bathroom. Furthermore, the property benefits from ample driveway parking, a double garage, and a private rear garden.

LOCATION

The Moor 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 of the property is enclosed by a mature hedgerow and fencing, with an opening leading to a generous gravel driveway providing parking for up to three vehicles. An attractive raised sleeper bed stocked with a variety of planting enhances the frontage, whilst a pathway leads from the driveway to the entrance door and double garage.

The fully enclosed rear garden enjoys a desirable southerly aspect and wraps around the property, creating a variety of attractive outdoor spaces. The garden features a generous patio seating area with pergola, together with mature hedgerows, established shrubs, and trees providing a high degree of privacy. Additional benefits include a storage shed, greenhouse, and a useful store room/workshop. Practical features include external lighting, power points, an outside tap, and gated side access.





ACCOMMODATION

GROUND FLOOR

ENTRANCE HALLWAY

With entrance door, integral storage cupboard, Karndean wood effect flooring, stairs to the first floor, sliding door to guest cloakroom, open to kitchen breakfast room

KITCHEN BREAKFAST ROOM

With window to the front and rear aspect, bespoke fitted kitchen with range of eye and base level units, granite counter with inset sink and a half with drainer and chrome mixer tap over, integrated appliances including four ring electric induction hob, chest level double oven, dishwasher, microwave and fridge freezer, breakfast bar, Karndean wood effect flooring, open to garden room, double door to sitting room, door to utility room

UTILITY ROOM

With window to the rear aspect, counter with inset sink and drainer with chrome mixer tap over, space and plumbing for washing machine and dryer, space for freestanding fridge freezer, eye and base level units, full height cupboard, Karndean wood effect flooring, door to garden, door to double garage

SITTING ROOM

With windows to the front aspect, bespoke fitted carpentry with mixture of shelves and low level cupboards, wood burning stove with stone hearth

GARDEN ROOM

With Velux windows over, bifold doors opening to patio seating area, French doors to the garden, Karndean wood effect flooring

GUEST CLOAKROOM

With window to the side aspect, low level wc with eco flush button, wall mounted wash basin with chrome mixer tap, part tiled walls, Karndean wood effect flooring



FIRST FLOOR LANDING

With window to the side aspect, loft access via hatch, integral cupboard housing hot water cylinder, doors to

PRINCIPAL BEDROOM

With window to the front and side aspect, fitted wardrobe with mirrored sliding doors, door to

ENSUITE SHOWER ROOM

With to the front aspect window, contemporary suite comprising low level wc with hidden cistern and eco flush button, vanity unit with inset wash basin and chrome mixer tap over and corner shower with glass and chrome sliding doors, part tiled walls, heated towel rail, wood effect flooring

BEDROOM TWO

With window to the rear aspect

BEDROOM THREE

With window to the rear aspect, fitted wardrobes, door to bedroom four

BEDROOM FOUR

With window to the front aspect, loft access via hatch, door to bedroom three

BEDROOM FIVE

With window to the rear aspect

FAMILY BATHROOM

With window to the rear aspect, contemporary suite comprising; low level wc with hidden cistern, vanity unit with inset basin with chrome mixer tap over, panelled bath with drencher head shower over, heated towel rail, part tiled walls, wood effect flooring





**Approximate Gross Internal Area 2144 sq ft - 199 sq m
(Including Garage)**

Ground Floor Area 1288 sq ft – 120 sq m

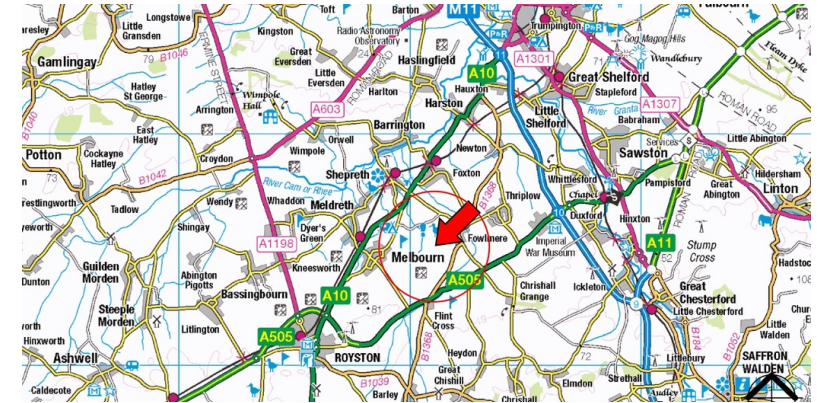
First Floor Area 856 sq ft – 79 sq m



Ground Floor



First Floor



Tenure: Freehold

Services: All services connected, gas fired central heating

Council Tax Band: E
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: CB74050. 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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