



BROWN & CO

MALTON COTTAGE, MALTON LANE



- MALTON COTTAGE -

Malton Lane | Meldreth | SG8 6PG

A unique and most impressive four double bedroom detached Victorian residence occupying a delightful semi rural position, enjoying attractive outlooks and benefitting from an integral one bedroom annexe.

Property Highlights

Impressive Victorian residence with integral annexe - Unique and rarely available position - Attractive rural outlooks - 2.5 miles from Meldreth rail station with links to London Kings Cross and Cambridge - 2.4 miles from Shepreth rail station with links to London Kings Cross and Cambridge - Mature grounds of about 0.6 acres - Sympathetically renovated and remodelled accommodation

House

Ground Floor: Entrance porch - Hallway - Lounge - Garden room/orangery - Study/Family room - Kitchen/diner/day room - Annexe porch - Annexe Hallway - Annexe Living room - Annexe Shower room - Annexe Kitchen
First Floor: Landing - Principal bedroom - En-suite shower room - Bedroom two - Bedroom three - Bedroom four - Family bathroom

Total: 3038 sq. ft. (282 sq. m)





DETAILED DESCRIPTION

A remarkable four double bedroom detached period residence situated in a tranquil setting within mature grounds extending to approximately 0.6 acres, surrounded by open countryside. The generous and versatile accommodation has been sympathetically updated and remodelled, now extending to approximately 3038 sq. ft. over two floors. Furthermore, the property benefits from an integral one bedroom annexe, ample off road parking, and charming principal gardens leading through to a private orchard.

LOCATION

Malton Lane is situated on the edge of the well regarded South Cambridgeshire village of Meldreth, approximately 10 miles south west of Cambridge and around 2 miles north of Royston. The location offers a particularly attractive semi rural setting, with immediate access to open countryside while remaining conveniently positioned for local amenities and transport links.

Transport connectivity is a key feature. Meldreth benefits from its own railway station, located within approximately 2.5 miles, providing regular direct services to Cambridge and London King's Cross. The nearby A10 and A505 offer convenient road connections to Cambridge, Royston, and the wider motorway network, including the M11 and A1(M), facilitating regional and national travel.

The village offers a range of everyday amenities, including a well regarded public houses, a village hall, and local services. More extensive shopping, dining, and leisure facilities are available in nearby Royston and Cambridge, both easily accessible. Meldreth is particularly noted for its surrounding countryside, with a network of footpaths and bridleways providing excellent opportunities for walking, cycling, and outdoor recreation. The area is characterised by open farmland and rural landscapes, contributing to its peaceful and attractive setting.

Educational provision in the village is well regarded. Meldreth Primary School serves the local area, while secondary education is available at nearby schools in Royston and Bassingbourn and a number of highly regarded independent schools can be found within Cambridge and the surrounding area, including The Perse School, St Faith's, and The Leys.





ACCOMMODATION GROUND FLOOR

ENTRANCE PORCH

With entrance door, tiled floor, glazed door to

HALLWAY

With window to the front aspect, wooden flooring, feature fireplace, under stairs storage cupboard, stairs to the first floor, doors to

LOUNGE

With window to the front aspect, side and rear aspects, wood burning stove with stone hearth and surround, wooden flooring, glazed door to garden room

GARDEN ROOM / ORANGERY

With windows overlooking the garden, Velux windows, glazed double door to the garden, natural stone tiled floor, glazed door to

STUDY / FAMILY ROOM

With window to the rear aspect, wooden flooring, wood burning stove with tiled hearth and stone surround, glazed door to hallway

KITCHEN / DINER / DAY ROOM

With window to the front aspect, matching eye and base level units, worktop with inset four ring induction hob, extractor hood over, integrated chest level oven, island unit with wooden counter and inset stainless steel sink and a half with chrome mixer tap, integrated dishwasher, integrated washing machine, space for American style fridge freezer, Aga, porcelain tiled floor, feature fireplace with decorative tiled inserts and wooden mantle, bifold doors opening to the garden, door to annexe

ANNEXE PORCH

With stable door, windows to the side aspects, tiled floor, glazed door to

ANNEXE HALLWAY

With window to the rear aspect, tiled floor, doors to

ANNEXE LIVING ROOM

With window to the front aspect, wood effect flooring, door to

ANNEXE SHOWER ROOM

With window to the rear aspect, suite comprising; low level wc with eco flush button, pedestal wash basin with chrome mixer tap, shower enclosure with glass and chrome door, tiled floor, heated towel rail.

ANNEXE KITCHEN

With window to the front aspect, matching eye and base level units, worktop with inset stainless steel sink and drainer, inset two ring electric hob, space and plumbing for washing machine, tiled floor, part tiled walls.





FIRST FLOOR

LANDING

With windows to the front aspect, feature fireplace, storage cupboards, doors to

PRINCIPAL BEDROOM

With window to the front, side and rear aspect, loft access via hatch, built in wardrobes, door to

EN-SUITE SHOWER ROOM

With window to the side aspect, contemporary suite comprising; low level wc with eco flush button, large walk in shower area with low profile tray and drencher head over, vanity unit with inset wash basin, porcelain tiled walls and floor

BEDROOM TWO

With windows to the rear aspect, built in wardrobe

BEDROOM THREE

With window to the front and side aspects, built in wardrobe

BEDROOM FOUR

With window to the side aspect, loft access via hatch

FAMILY BATHROOM

With window to the rear aspect, suite comprising; panelled bath with shower over, tiled floor, part tiled walls, chrome radiator

OUTSIDE

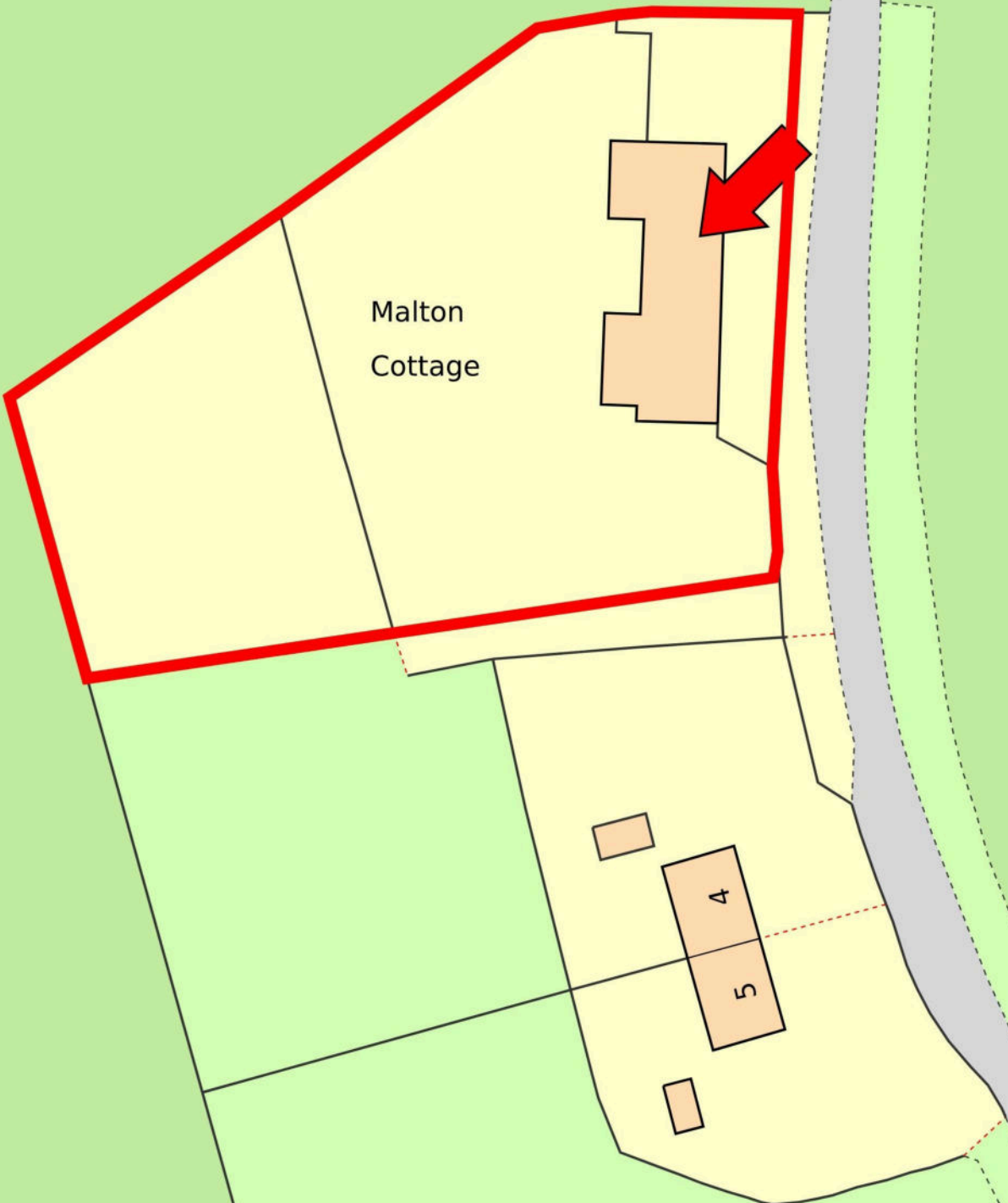
The front of the property is approached directly from Malton Road and enjoys attractive views over open countryside. The front garden is predominantly laid to lawn and incorporates a pathway leading to the entrance door. To the side, a generous gravel driveway provides ample parking and is bordered by a mature tree line leading to a gated picket fence, offering access through to the rear garden. In total, the grounds extend to approximately 0.6 acres.

The fully enclosed rear garden, which is partly walled, enjoys a westerly aspect with open views across surrounding fields. The garden has been thoughtfully landscaped to create a tranquil and secluded setting, with a variety of seating areas connected by well planned pathways leading through to a vegetable garden and orchard. The space is further enhanced by a pond and an impressive range of well stocked beds, along with mature trees, and shrubs throughout. The principal garden extends into a private orchard to the rear, enjoying far reaching views over the surrounding countryside. Additionally, the grounds benefit from a selection of outbuildings, including storage sheds and a greenhouse, together with practical features such as external lighting, an outside socket and an external tap.









Malton
Cottage



4
5

25 m 50 m

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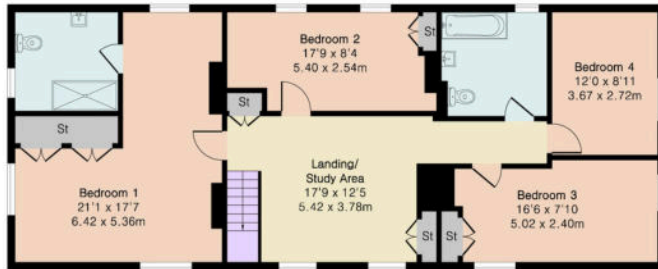
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Approximate Gross Internal Area 3038 sq ft - 282 sq m

Ground Floor Area 1889 sq ft – 175 sq m

First Floor Area 1149 sq ft – 107 sq m



First Floor



Ground Floor



Tenure: Freehold

Services: Mains electricity and water connected, drainage via a septic tank, oil-fired heating system.

Council Tax Band: G

EPC: E

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: CB202590. 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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