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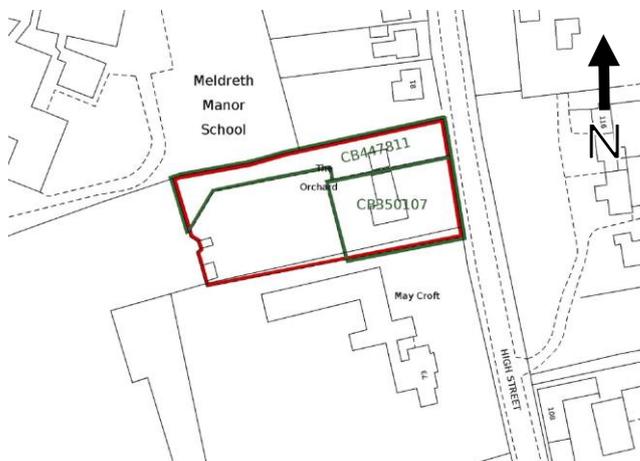
VIDEO TOUR AVAILABLE
Please get in touch for a link.

High Street, Meldreth

An individual, detached home, providing exceptionally spacious accommodation extending to over 3700 sqft (345 sqm), with a double garage, garden, and ample off-road parking. The property is offered with no upward chain and has scope to provide an annexe if required.

Guide Price:
£1,000,000

High Street, Royston,
SG8 6LA

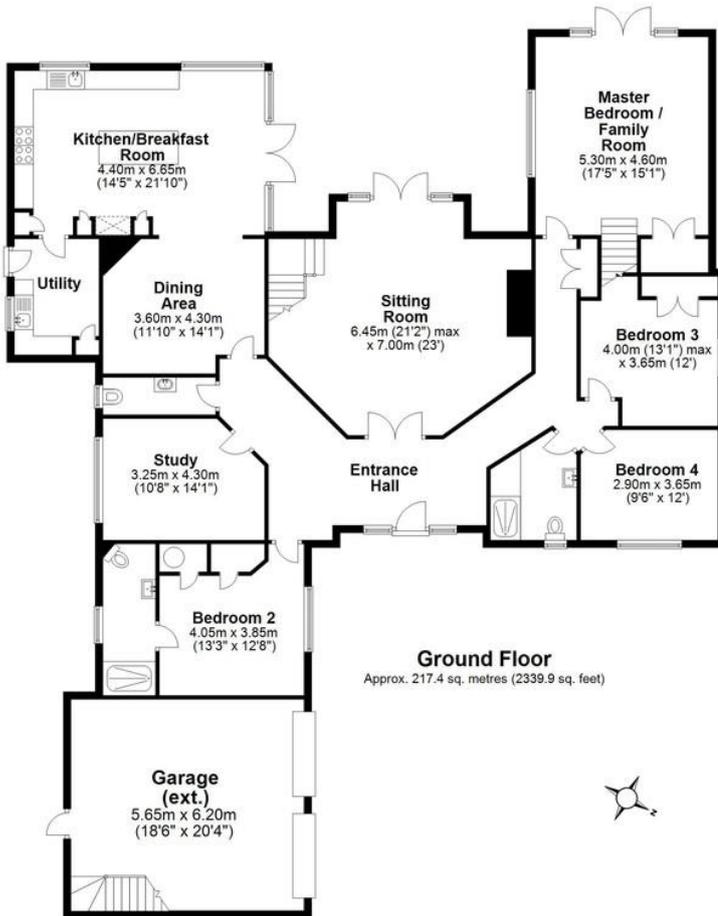


Meldreth is a thriving parish about 7 miles south west of the Cambridge city boundary and about 4 miles north of the Hertfordshire market town of Royston. Its appeal to many is that it provides the immediate facilities so many villages have lost - a shop, pub, primary school and the like - whilst remaining a relatively small and welcoming village. Its commuting links to London and Cambridge are exceptional, with a mainline railway station to Kings Cross in the village and excellent road access by the A10 and A505 linking both the M11 and A1(M).

The neighbouring larger village of Melbourn can be walked to and provides further shops, community facilities and a secondary school. Melbourn Science Park is a major employment area.

The village is the right side of the city for Cambridge's many high-achieving private schools which are easily reached by road or rail.

For leisure the village is surrounded by open countryside with numerous rural footpaths and bridleways. There are at least 7 golf clubs within 10 miles. Royston provides gyms and a swimming pool and there are luxury health clubs in Cambridge and outside Baldock. The National Trust's Wimpole Estate is 6 miles north and the neighbouring village of Shepreth has a wildlife park. The famous Sheene Mill restaurant in Melbourn can be walked to and Cambridge provides world-class food, drink and culture.



Total area: approx. 345.7 sq. metres (3721.0 sq. feet)



Set back off the road, down a long gravel drive, the property benefits from many lovely features, and with the majority of the rooms being on the ground floor the accommodation is exceptionally versatile, making it ideal for anyone needing work spaces at home or for those with mobility issues.

The entrance hall is impressive and provides a lovely space to welcome guests; there are floor to ceiling glass panels which offer glimpses of the sitting room, and a study and a modern cloakroom are located off. Double doors open to the sitting room which is dominated by an ornate fireplace and there are doors leading out to the garden; a beautiful staircase leads up to a wide galleried landing overlooking the sitting room and both areas have lovely wood flooring. The kitchen / dining room is fitted with a range of high quality cabinets set below granite surfaces, there is an integrated dishwasher, large range cooker, space for a fridge freezer and the central island is fitted with matching cabinets with contrasting doors. The kitchen area has lovely views over the garden and opens to a generous dining area with a striking fireplace. On the ground floor there is also a large family shower room and three further bedrooms, including a guest room with en-suite facilities. At the far end of the hall there is a master bedroom, which if preferred could be used as a family room and from here a second staircase leads up to a dressing room and a luxurious bathroom fitted with a bath, shower enclosure, w.c and twin hand-basins.



On the first floor the galleried landing is wide and impressive with roof lights flooding it with natural light and there is a double bedroom with an en-suite bathroom off and two further rooms which could be used as additional bedrooms.

Outside the property has a gravelled area to the front providing parking for several vehicles and this gives access to the double garage which has electric doors. A staircase leads up from the garage to bedroom six and seven and by combining the garage and these two rooms an annexe or a separate workspace could easily be formed. To the rear of the property the garden is fully enclosed and laid to lawn with a generous patio adjacent to the house; a gravelled area extends down the side of the property and leads to the utility room and the personal door into the garage.

Planning has been granted for a small development of 18 dwellings on land to the rear of this property



345 sqm / 3721 sqft

0.26 acre / 1073 sqft

Detached house

7 beds, 4 recep, 4.5 bath

Garage and parking

2010

EPC - C / 71

Council tax band - G

