



147 sqm / 1588 sqft

Carport & parking

202 sqm / 0.05 acre

Victorian - freehold

Detached house

EPC - C / 70

2 bed, 1 recep, 2.5 bath

Council tax band - F

NORTH END

A unique two double bedroom detached home, located in the desirable South Cambridgeshire village of Meldreth, just a short walk from the train station. Beautifully maintained and ready to move into, the property offers approximately 1,588 sq ft of well-designed accommodation, including a stunning open-plan kitchen/dining/living space with bi-fold doors, a separate utility room, cloakroom WC, two generous double bedrooms, a family bathroom, en-suite to the primary bedroom, excellent integrated storage and a carport.



Guide Price
£575,000.00



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The property enjoys an attractive frontage with coloured brick detailing, side access to the rear and a gravel driveway providing parking. Inside, a bright and welcoming entrance hallway with tiled flooring and inset lighting leads to all ground floor accommodation and a convenient cloakroom WC.

The impressive open-plan kitchen/dining/living room forms the heart of the home and is ideal for modern living and entertaining, with bi-fold doors opening onto the rear terrace. The kitchen is fitted with a range of contemporary units, laminate worktops, a large island/breakfast bar, integrated oven, gas hob and extractor hood, with space for additional appliances. The utility room provides further storage and space for laundry appliances, with access to the side of the property.

To the first floor is a striking galleried landing with Velux windows and space for a home office. There are two well-proportioned double bedrooms with large windows and integrated storage, and a family bathroom. The generous primary bedroom benefits from its own contemporary en-suite shower room.

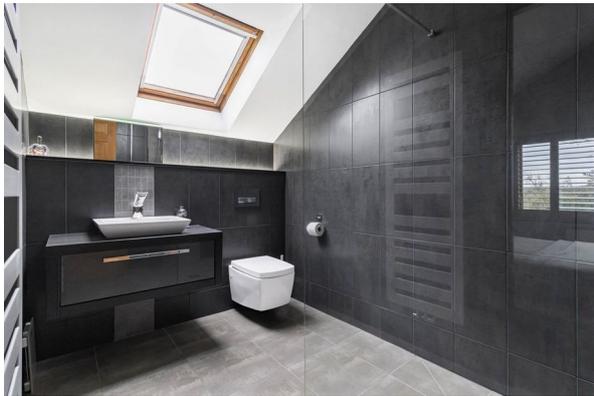
Outside, the private rear garden is fully enclosed and beautifully maintained, featuring a large paved patio area and artificial lawn, ideal for outdoor dining and entertaining, with raised planters and scope for personalisation.

Meldreth is a highly popular and thriving village, about 7 miles southwest of Cambridge 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. It has a general shop/post office as well as a farm shop, butcher, hairdresser, take-away, a very popular pub and a sought after primary school. There is a well equipped recreation ground with a children's playground, tennis courts and football pitch. The village hall hosts a full calendar of events and activities including film nights. There is a bowling club also. The village has an excellent network of footpaths which also pass through Melwood, a village Nature Reserve.

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.

It 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.

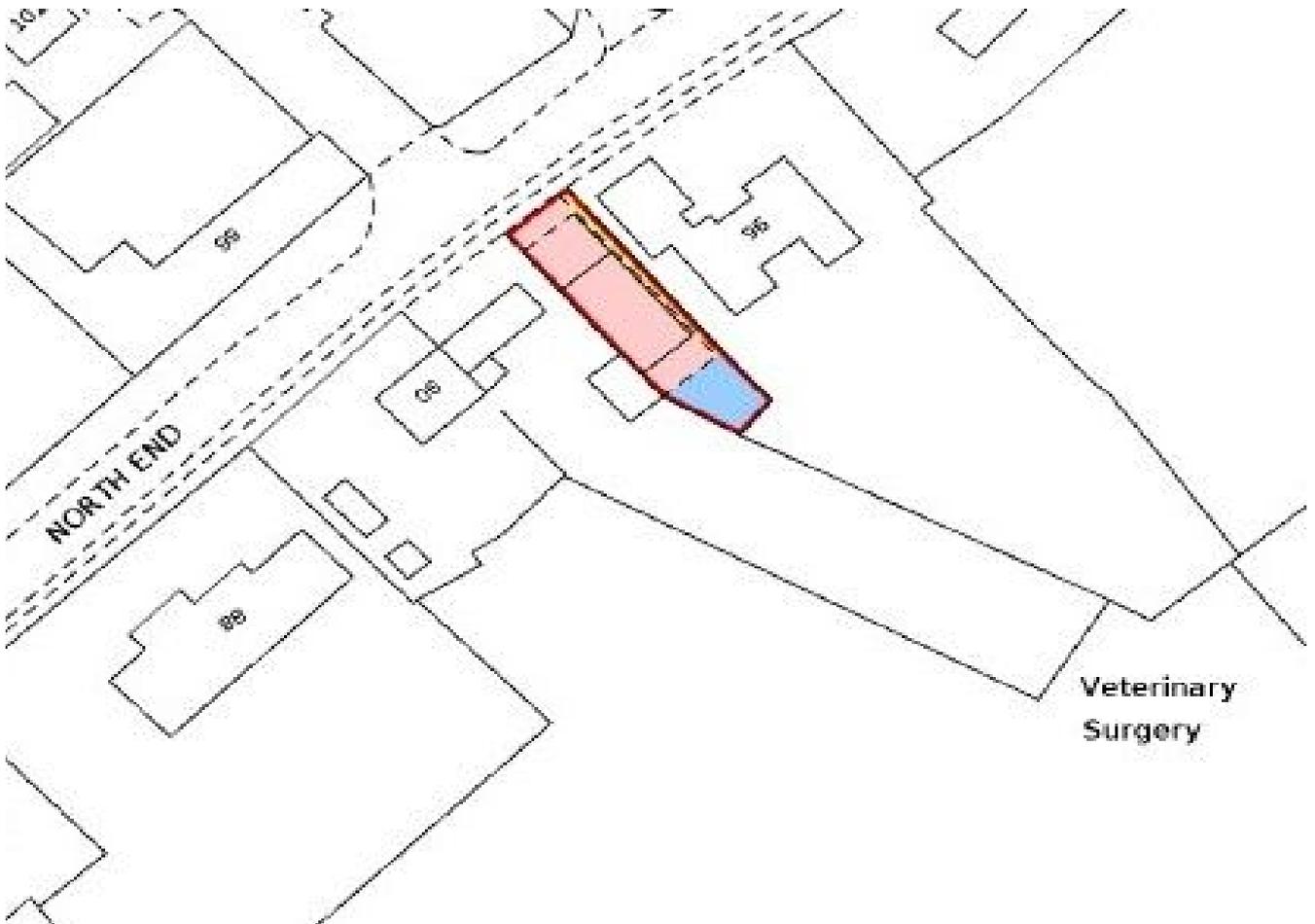
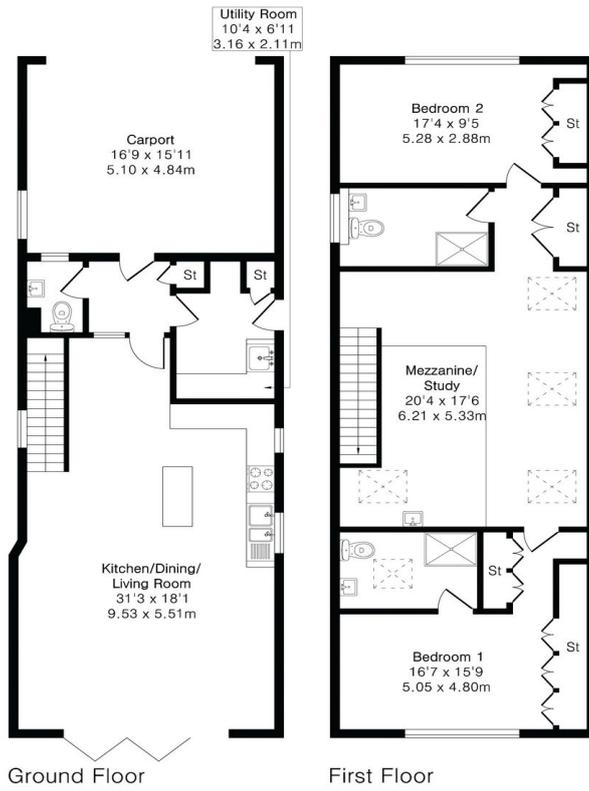


**Approximate Gross Internal Area 1588 sq ft - 147 sq m
(Excluding Carport)**

Ground Floor Area 661 sq ft - 61 sq m

First Floor Area 927 sq ft - 86 sq m

Carport Area 266 sq ft - 25 sq m



COOKE
CURTIS
& CO

hello@cookecurtis.co.uk
www.cookecurtis.co.uk
+44 (0) 1223 508050

40 High Street
Trumpington
Cambridge CB2 9LS