A stunning, highly individual detached single storey residence situated in a delightful semi rural setting with wonderful gardens and grounds approaching 1 acre.

Cambridge 9 miles, M11 (Junction 11) 5 miles, Royston (fast train to King's Cross 38 minutes) 6 miles, (distances and time are approximate).

Property Summary

Gross Internal Floor Area: 3,090 sq ft (287 sq m).


- Outside: Detached Double Garage, Car Port, Workshop, Wonderful Established Gardens and Grounds incorporating formal and informal areas, water feature, wooded area and frontage to the River Shep.

- In all the property comprises 0.91 of an acre (0.369 hectares).
Description
Formerly an extensive range of farm buildings, Mill House was superbly and imaginatively converted in 2005 by the highly regarded architect, Tim Poulson. Predominantly constructed with rendered elevations under mainly slate and pantile roofs, the property was designed to maximise its southerly aspect where extensive full height windows and doors flood the interior with natural light.

The stylish accommodation is beautifully presented and provides versatile space ideal for a variety of family needs.

Outside
Mill House is set back from the road and approached via an electronically operated gated entrance. A granite paviour courtyard provides parking for several cars and leads to a Double Garage 19' 6" x 18' 6" (5.94m x 5.64m) with twin remote controlled roller doors, power, light and personal door to adjoining Car Port. The front and eastern boundaries are enclosed by stone topped, rendered walls and include granite paviour pathways, pebbled area and well stocked shrub beds.

Decked Terracing, accessed via the garden room, kitchen/dining room, family room and inner hall, wraps around an ornamental, Japanese style, pond with formal lawn area beyond and frontage to the River Shep. A split level granite paviour Terrace, adjoins the drawing room and there is a Greenhouse, octagonal Summer House and a detached fully, insulated timber Workshop 17' 10" x 14' 10" (5.43m x 4.52m) with power, light and fitted work benches.

A decked seating area adjoins the River Shep, which is one of a limited number of clear water chalk bed streams in the country, and a charming footbridge crosses the river to informal grounds beyond, which are mainly laid to lawn and include a wooded area, Timber Store 14' x 12' 4" (4.27m x 3.66m) and separate vehicular access, for which the adjoining property, Mill Farm, has a right of access over.

The gardens provide a high level of privacy and seclusion and are a particularly fine feature of the property.
Property Highlights

- Gross Internal Floor Area extending to an impressive 3,090 sq ft (287 sq m).

- Wonderful triple aspect Drawing Room with feature curved ceiling, large picture window and 2 sets of French doors along the southern elevation providing a delightful vista over the garden.

- Versatile Family Room and spacious Study/Bedroom 5 with full range of fitted cupboards.

- Stylish open plan Kitchen/Dining Room with curved ceiling to Dining Area and bespoke Kitchen with contemporary range of matching cabinets and self-closing drawers, island unit, granite worksurfaces and range of integrated appliances comprising oven, combination oven, 5 ring gas hob with extractor hood over, American style fridge/freezer and dishwasher.

- Master Bedroom with En Suite Shower Room and adjoining Dressing Room with range of built-in wardrobes with shelving and hanging rails.

- 3 further Bedrooms and 2 further Bath/Shower rooms (1 En Suite).

- Floor coverings throughout include travertine tiled floors, oak flooring to Sitting Room and Family Room and carpets to all Bedrooms.

- Gas fired underfloor heating and pressurised hot water system.

- Double glazed windows.

- Security alarm and telephone entry system.
Situation
Mill House occupies a wonderful semi rural location, surrounded by open countryside, approximately 1 mile north-east of the centre of the village.

Location
Melbourn lies to the south-west of Cambridge and to the north-east of Royston. It is one of the largest villages in south Cambridgeshire and provides a wide range of local facilities including a variety of shops, primary school, college, library, building society, public houses, restaurants and sporting facilities. Nearby Cambridge provides an attractive combination of ancient and modern buildings, colleges, winding lanes, extensive shopping and cultural facilities, together with an outstanding choice of independent schools on the south and west sides of the city. Cambridge is not only world renowned for its academic achievements but has also become the centre of the "high-tech" and "bio-tech" industry with the University Research and Development Laboratories, Cambridge Science Park and Addenbrooke’s Hospital/Biomedical Campus, which is situated on the south-east side of the city and planned to be one of the largest centres of health science and medical research in the world.

London commuters are well served by road or rail with the M11 about 5 miles to the east and the A1(M) about 12 miles to the south-west. There are mainline railway stations at Royston, Meldreth and Shepreth providing services to Cambridge and King's Cross. Alternatively, Whittlesford Parkway Station (about 8 miles) provides services to Liverpool Street in about 1 hour. Stansted and Luton Airports are both within about 28 miles.

Viewing
By prior telephone appointment with Bidwells - 01223 841842

Enquiries
Andrew Tucker
01223 559510
andrew.tucker@bidwells.co.uk

Stonecross, Trumpington High Street, Cambridge, CB2 9SU
bidwells.co.uk

Additional Information

Local Authority
South Cambridgeshire District Council – 03450 450500

Outgoings
Council Tax Band: G
Council Tax Payable 2016/17: £2,752.70

Services
Mains water and electricity are connected. Heating is via LPG calor gas. Drainage is via a private Conder Clear Flow sewage treatment plant.

Fixtures & Fittings
All items normally designated as tenant’s fixtures and fittings including curtains and light fittings, are expressly excluded from the sale. However, certain items may be available by separate negotiation.

Tenure & Possession
The property is for sale freehold with vacant possession on completion.

Energy Rating
D

Health & Safety
In the interest of Health and Safety, please ensure that you take due care when inspecting any property.