



Vine Cottage 117 High Street, Melbourn, Royston, SG8 6AP
Guide Price £875,000 Freehold



rah.co.uk
01223 800860

AN ENCHANTING DETACHED GRADE II LISTED FAMILY RESIDENCE EXTENDING TO APPROXIMATELY 2300 SQFT, RETAINING MANY ORIGINAL FEATURES, SET WITHIN MATURE AND PRIVATE GARDENS AND GROUNDS OF 0.35 ACES AND LOCATED WITHIN THIS HIGHLY SOUGHT-AFTER VILLAGE.

- 5 bedroom detached period residence
- 2271 sqft/ 211 sqm
- Well equipped kitchen/breakfast room
- Off road parking for several vehicles
- Thriving village location
- 4 reception rooms
- 0.35 acre plot
- Gas fired central heating to radiators
- Many original features
- Council tax band-G

This stunning period cottage is Grade II listed with a part thatched-part tiles roof with later additions and originally dates back to the 16th century. Over the years the property has been lovingly extended and periodically refurbished with great care taken to preserve the original integrity of the building. The property boasts a wealth of individual features such as exposed timber beams and beautiful inglenook fireplaces, yet the old has been seamlessly blended with all the modern conveniences associated with contemporary living.

The accommodation comprises a welcoming reception hall with stairs to first floor accommodation, storage cupboard under, exposed timber beams with an office/play room just off. There are two reception rooms in the original part of the house including a sitting room with inglenook fireplace with inset cast iron wood burning stove, and this opens to a dining room with original brick flooring and exposed timbers. There is an inner hallway with stable door to the kitchen garden and a cloakroom/WC just off. The kitchen/breakfast room is fitted with a range of attractive cabinetry, granite working surfaces with inset ceramic butler sink, four ring gas hob, double oven, extractor and an integrated full fridge and freezer and dishwasher. There is a walk-in utility cupboard that houses a washing machine and tumble drier plus a cupboard housing the wall mounted gas fired central heating boiler. Beyond the kitchen is a further reception room with oak flooring and a secondary staircase to first floor accommodation. Beyond this room is a beautiful orangery with vaulted ceiling incorporating sky lights, a free standing wood burning stove, oak flooring and French doors to the kitchen garden.

The bedrooms upstairs are accessed via two staircases although a feature half door connects the two upstairs areas. There are five bedrooms, a family bathroom, a shower room and a dressing room.

Outside, the gardens and grounds extend to 0.35 acres with gated driveway leading to a generous gravelled parking area accommodating numerous vehicles. There is a pretty paved kitchen garden with raised beds and beyond this is the principle garden which is predominantly laid to shaped and manicured lawns with well stocked flower and shrub borders and beds. There is a wide and varied selection of specimen and fruit bearing trees together with mature hedging and shrubs. Also there is a large paved patio with pergola over, a vegetable/herb and fruit garden with potting shed, a workshop with power and light connected and all enjoys excellent levels of privacy and seclusion.

Location

Melbourn village is located around 10 miles south-west of the city of Cambridge and 4 miles north-east of the market town of Royston. It is well served with a range of local facilities including a post office, chemist, convenience stores, butchers/delicatessen and a number of pubs/restaurants. The village also has a primary school and a secondary school.

The village is well connected for the commuter, the A10 leads north-east to the M11 (7 miles) and south-west to the A505 (2 miles). There is a mainline railway station in Meldreth (1 mile) and for fast trains direct to London King's Cross, Royston station (4 miles).

Tenure

Freehold

Services

Mains services connected include: gas, electricity, water and mains drainage.

Statutory Authorities

South Cambridgeshire District Council
Council tax band-

Fixtures and Fittings

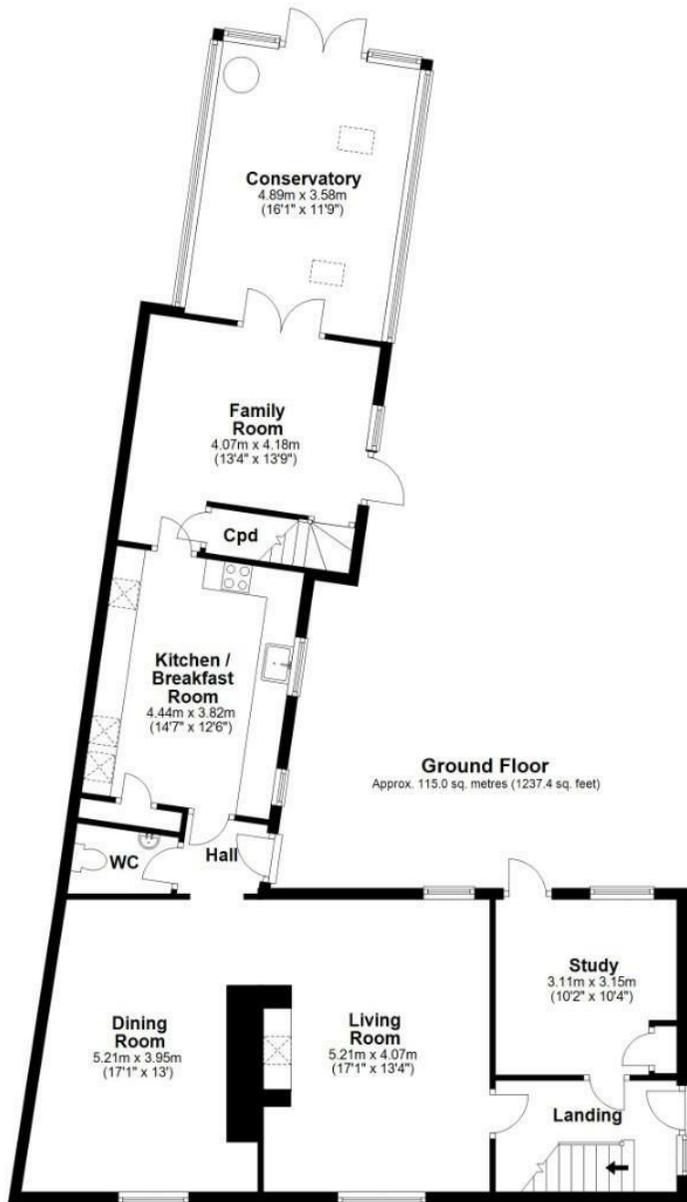
Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing

Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris







Ground Floor
Approx. 115.0 sq. metres (1237.4 sq. feet)



First Floor
Approx. 96.0 sq. metres (1033.6 sq. feet)

Total area: approx. 211.0 sq. metres (2271.0 sq. feet)

Drawings are for guidance only.
Plan produced using PlanUp.

These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.



