



**24 and 24a Station Road, Melbourn, Royston, SG8 6DX**  
**Guide Price £795,000 Freehold**



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**AN ATTRACTIVE BAY-FRONTED DETACHED HOUSE TOGETHER WITH DETACHED SELF-CONTAINED ANNEXE, SET WITHIN MATURE AND PRIVATE GARDENS AND LOCATED CENTRALLY WITHIN THIS HIGHLY SOUGHT-AFTER VILLAGE.**

- Attractive 4 bedroom, 3 bathroom detached house • 2 bedroom self-contained annexe
- 2,475 sqft / 229.9 sqm • 0.21 acre plot • Gas-fired central heating to radiators • Carport and garage
- 1950s built • EPC - D / 66 • Council tax band - G (No.24) & A (No. 24a) • Chain free

This handsome bay-fronted house is set back from the road and enjoys a central of village location. Over the years, the house has been extended and much improved, yet there is scope for further modernisation and in all the house extends to approximately 2750 sqft. There is a detached self-contained annexe, ideal for those with dependent relatives or for those wishing to generate a rental income. There are mature and private gardens and grounds, which include a generous driveway, carport and a large, one car garage.

The accommodation comprises a welcoming reception hall with stairs to first floor accommodation plus a cloakroom/WC just off. There are three reception rooms and these include a large sitting room with a gas fire, a bay-windowed dining room with a open fireplace and a family room/play room with French doors to the garden. The kitchen/breakfast room is fitted with attractive cabinetry, ample fitted working surfaces with inset one and a half sink unit with mixer tap and drainer. There is a host of integral appliances, these include Siemens ceramic hob, conventional fan oven, plus a microwave/combo oven, fridge/freezer and dishwasher. Just off the side lobby, there are doors to both the front and rear garden and a handy utility room fitted with a range of base-level and wall-mounted storage cupboards, a wall-mounted gas-fired central heating boiler and space for the usual white goods.

Upstairs, there are four good sized bedrooms including the master bedroom with an ensuite shower room, a family bathroom and an additional separate shower room.

The annexe boasts a spacious entrance hall, a sitting room, fitted kitchen, two bedrooms and a bathroom.

Outside, the walled front garden has been designed with ease of maintenance in mind and mainly laid to shingle. A block-paved driveway provides parking for at least four cars leading to a carport, beyond which is a garage with an electric roller door, power and light connected. Gated access leads to the paved side garden, beyond which is the lawned rear garden with several terraced areas, flower and shrub borders and beds and all is enclosed by fencing, enjoying good 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).

**SERVICES:**

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

**STATUTORY AUTHORITIES:**

South Cambridgeshire District Council  
Council tax band (No 24) - G  
Council tax band (No 24a) - A

**TENURE:**

Freehold with vacant possession on completion.

**FIXTURES AND FITTINGS:**

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

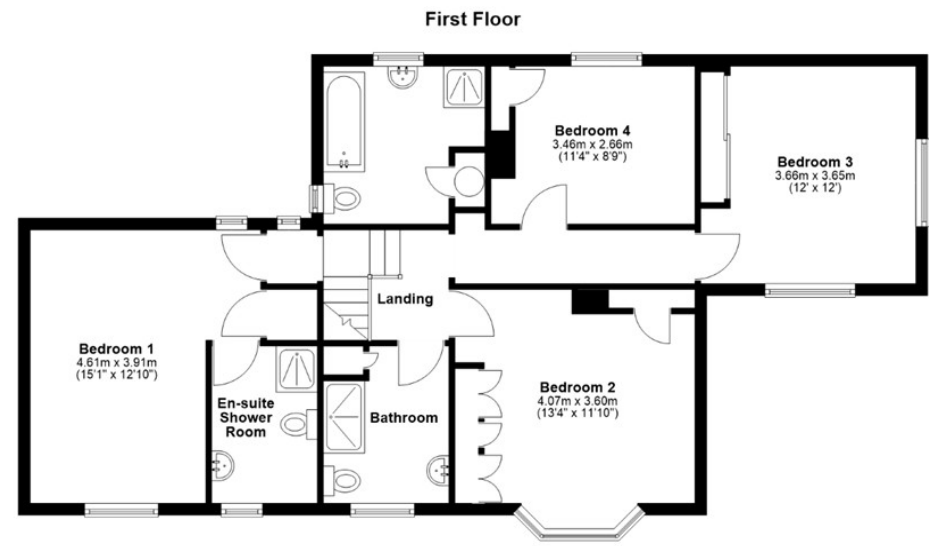
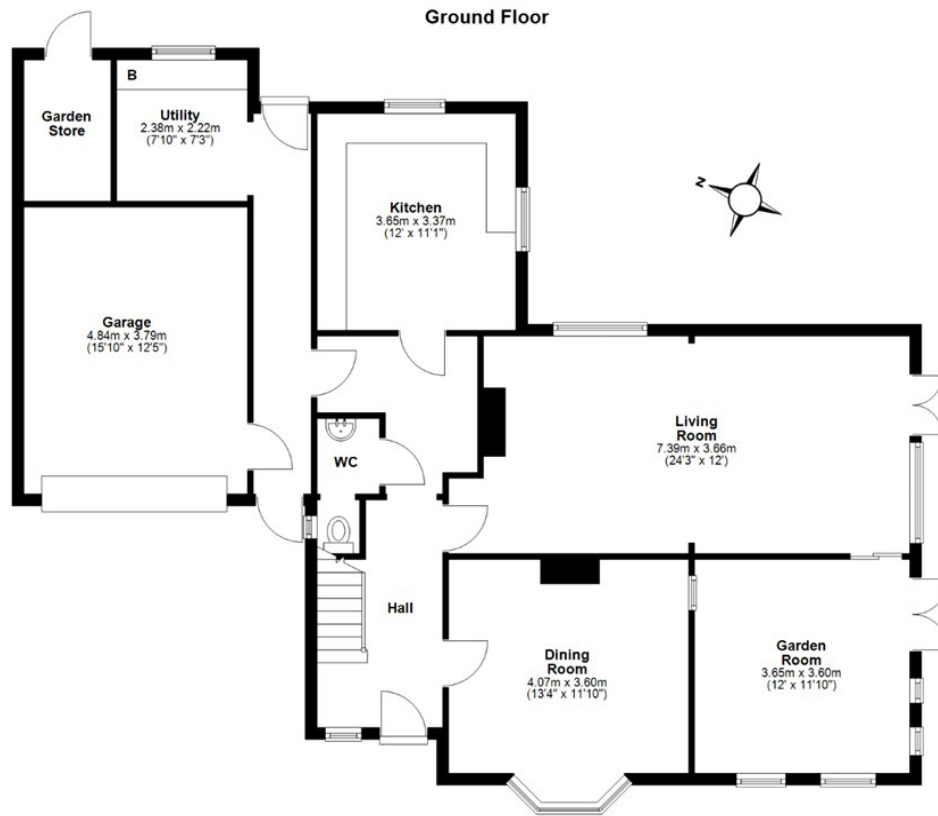
**VIEWING:**

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

30 Woollards Lane, Great Shelford, Cambridge, CB22 5LZ T: 01223 800 860







**Approx. gross internal floor area 181 sqm (1950 sqft) excluding Garage and Garden Store**

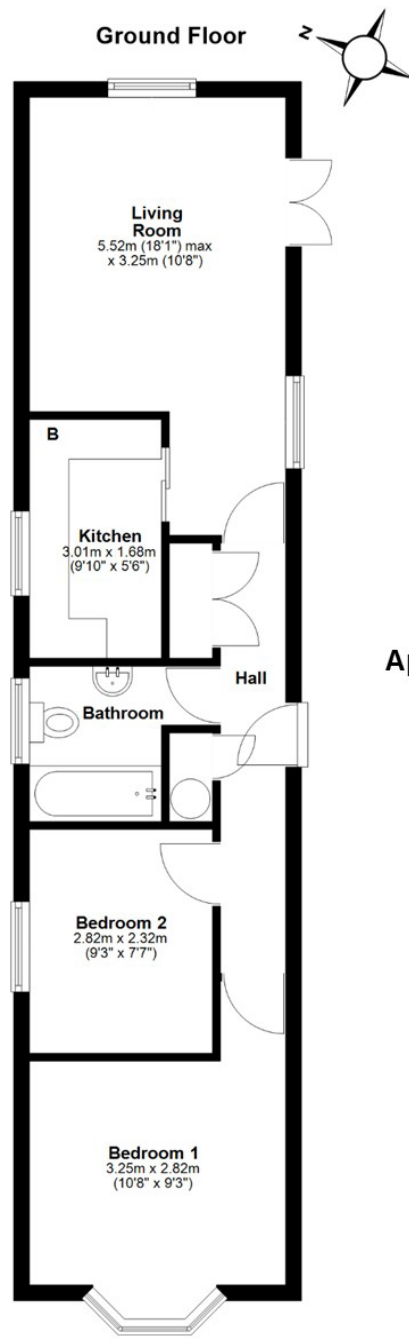
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	66	76
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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.



ANNEXE





**Approx. gross internal floor area  
49 sqm (525 sqft)**

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	56	74
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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