



KIRKSIDE, STATION ROAD, MELBOURN, ROYSTON, SG8 6DX

- Meldreth Railway Station – approx. 0.6 miles
- Royston Railway Station – approx. 3 miles
- Cambridge City Centre – approx. 11 miles

Exceptional character home with church views

- Outdoor swimming pool • Character features throughout • Beautifully established private gardens
- Principal bedroom with en-suite shower room • Kitchen/breakfast room opening onto the garden • Walking distance to Meldreth railway station

DESCRIPTION

Situated in the heart of the highly regarded village of Melbourn, this attractive character home enjoys beautiful views towards the village church and offers a wealth of charm throughout, combined with spacious and versatile accommodation.

The front door opens into a welcoming entrance hall. To the left is a superb sitting room, flooded with natural light and featuring a vaulted ceiling, exposed beams and a substantial gas fireplace which creates a cosy focal point. French doors open directly onto the garden, further enhancing the sense of light and space.

To the right is a dual-aspect reception room, currently used as an office. Featuring the opposite side of the property's impressive inglenook fireplace, this room offers excellent flexibility and could equally serve as a snug, playroom or additional sitting room. Beyond is a generous dining room with French doors opening onto the garden, providing an ideal space for both family life and entertaining.

A CHARMING PERIOD HOME WITH CHURCH VIEWS, BEAUTIFUL GARDENS AND A SWIMMING POOL, IN ONE OF SOUTH CAMBRIDGESHIRE'S MOST SOUGHT-AFTER VILLAGES.



The kitchen is fitted with a range of wall and base units and offers plenty of space for a dining table, making it a sociable room for informal meals and everyday living. The dual-aspect nature of the room allows natural light to pour in throughout the day, whilst a stable door opens onto the patio, where views can be enjoyed across the pond and towards the church. Adjoining the kitchen is a practical utility room with further access outside, whilst a cloakroom completes the ground floor accommodation.

Upstairs, the principal bedroom is a particularly spacious room with excellent ceiling height, fitted wardrobes, views over the garden and an en-suite shower room. There are two further double bedrooms and a generous single bedroom, all benefitting from fitted wardrobes. The accommodation is served by a contemporary family bathroom fitted with a large walk-in shower.

OUTSIDE

The property enjoys a beautifully established garden which has been thoughtfully landscaped to create a wonderful setting. A generous paved terrace adjoins the house, providing an ideal space for outdoor dining. The garden to the front is planted with a range of sub-tropical plants focused around the pond and the rear is a traditional cottage garden, laid to lawn and bordered by a variety of mature shrubs, flowering plants and well-stocked beds, creating colour throughout the seasons. The gardens also benefit from a greenhouse and a number of seating areas that have been positioned to make the most of the sunny aspects and attractive outlook.

A particular feature of the garden is the outdoor swimming pool, accompanied by a pool house and surrounding terrace. The gardens enjoy a high degree of privacy and provide a picturesque backdrop to this charming village home.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: Mains, gas, water, electricity and drainage

Local Authority: South Cambridge District Council

Viewings: Strictly by telephone appointment with the selling agents Carter Jonas 01223 403330



**Approximate Gross Internal Area 2142 sq ft - 199 sq m
(Excluding Outbuilding)**

Ground Floor Area 1177 sq ft – 109 sq m

First Floor Area 965 sq ft – 90 sq m

Outbuilding Area 194 sq ft – 18 sq m



Cambridge Sales 01223 403330

cambridgesales@carterjonas.co.uk

The Marque, 141 Hills Road, Cambridge, CB2 8RJ

carterjonas.co.uk

Offices throughout the UK

Exclusive UK affiliate of

CHRISTIE'S
INTERNATIONAL REAL ESTATE

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.