



country properties  
For Sale

Russet Way  
Royston, Melbourn,  
Cambridgeshire, SG8 6HE  
OIEO £335,000

country properties

Tucked away in a quiet cul-de-sac, close to the heart of this sought-after South Cambridgeshire village and within easy walking distance of Shepreth Train Station, this property presents a fantastic opportunity to create a home truly your own.

Deceptively spacious, the house offers four versatile reception rooms, making it ideal for a growing family, professionals working from home, or those looking to downsize without compromising on space.

The thoughtfully arranged layout includes a ground-floor bathroom and a Jack and Jill shower room upstairs, maximising practicality and comfort to suit modern living.

- Chain Free
- Two Double Bedrooms
- Two Bathrooms
- Village location close to amenities
- Four Reception Rooms
- Driveway
- Freehold







Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**  
963 ft<sup>2</sup>

**Reduced headroom**  
2 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

## Viewing by appointment only

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