



High Street

Melbourn, Royston,
Cambridgeshire, SG8 6AL
OIEO £700,000

country
properties

This substantial detached family home is ideally positioned on the High Street, at the very heart of this highly sought-after village, offering an excellent combination of space, practicality and village living.

The property boasts a particularly impressive dual-aspect living room stretching from front to back, enjoying a sunny outlook with morning light to the front and afternoon sun to the rear, creating a bright and inviting space throughout the day. In addition, there are two further reception rooms and a spacious kitchen/dining area, providing superb flexibility for modern family life, entertaining, or working from home.

The home offers excellent storage throughout, including a spacious loft area and built-in wardrobes to all bedrooms, ensuring the accommodation is both practical and well organised.

Externally, the property continues to impress. A mature and private rear garden provides a peaceful setting, complete with a patio area ideal for outdoor dining and established planting. To the end of the garden is a double garage, along with a small greenhouse and shed. To the front, there is a simple garden area, and the property also benefits from a large hardstanding suitable for parking or a caravan.

With its prime central location, generous proportions, and well-balanced layout, this attractive home presents a fantastic opportunity for families seeking space, convenience and a welcoming village community, all within easy reach of local schools and amenities.

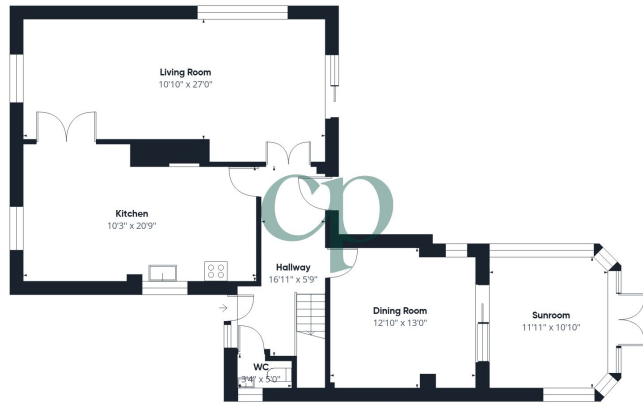
Anti-Money Laundering (AML): All purchasers will be required to complete an Anti-Money Laundering and financial sanctions check once a sale is agreed (subject to contract). This is carried out by a third-party provider at a cost of £60 (inclusive of VAT) per property, payable by the applicant(s).

- Chain Free purchase
- Substantial Detached Family Home
- Large Reception Spaces
- 4 Bedrooms - 1 Bathroom - 1 En Suite - 1 Cloak room
- Mature Private Garden
- Double Garage and hardstanding
- Heart of the Village
- Close to Schools and Amenities
- Freehold
- Council Tax Band F - EPC TBC









Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾
2033 ft²

(1) Excluding balconies and terraces

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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