



Whitecroft Road

Meldreth, Royston,
Cambridgeshire, SG8 6ND

£600,000

country
properties

We are delighted to offer this stunning Grade II listed three-bedroom thatched cottage, beautifully renovated by the current owners and ready to move straight into. Ideal for families or downsizers, this charming home combines character features with modern comfort throughout.

Upon entry, you are welcomed by an enclosed porch leading into a thoughtfully arranged ground floor. To the right is a bright dual-aspect living room with an open fireplace, while to the left is a generously sized dining room, also dual aspect, offering ample space for entertaining. To the rear, accessed from the dining room, is the kitchen, fitted with a range of wall and base units, ample work surfaces, an inset ceramic sink and a small adjoining utility area. The ground floor also benefits from a family bathroom comprising a full-sized bath, WC and wash hand basin, along with stairs rising to the first floor.

Upstairs, the property offers three double bedrooms, all full of character with exposed beams and unique rooflines. The principal bedroom is particularly spacious and benefits from built-in wardrobes and a large en-suite shower room with an oversized walk-in shower, WC and wash hand basin. Bedroom two is also a generous double with built-in storage, while the third bedroom is a good-sized room ideal for guests, a home office or additional bedroom space.

Externally, the property continues to impress. To the front, a large driveway provides ample off-road parking and is bordered by mature planting. The recently re-thatched roof has been completed to a high standard, offering peace of mind for the new owner. The driveway extends to the side, leading to a garage and providing access to the spacious rear garden. The garden features a paved patio, a semi-enclosed garden room, and an additional seating area to the rear, offering multiple spots to enjoy the sun throughout the day. The lawn is beautifully maintained and bordered by mature trees and planting, creating a private and tranquil setting.

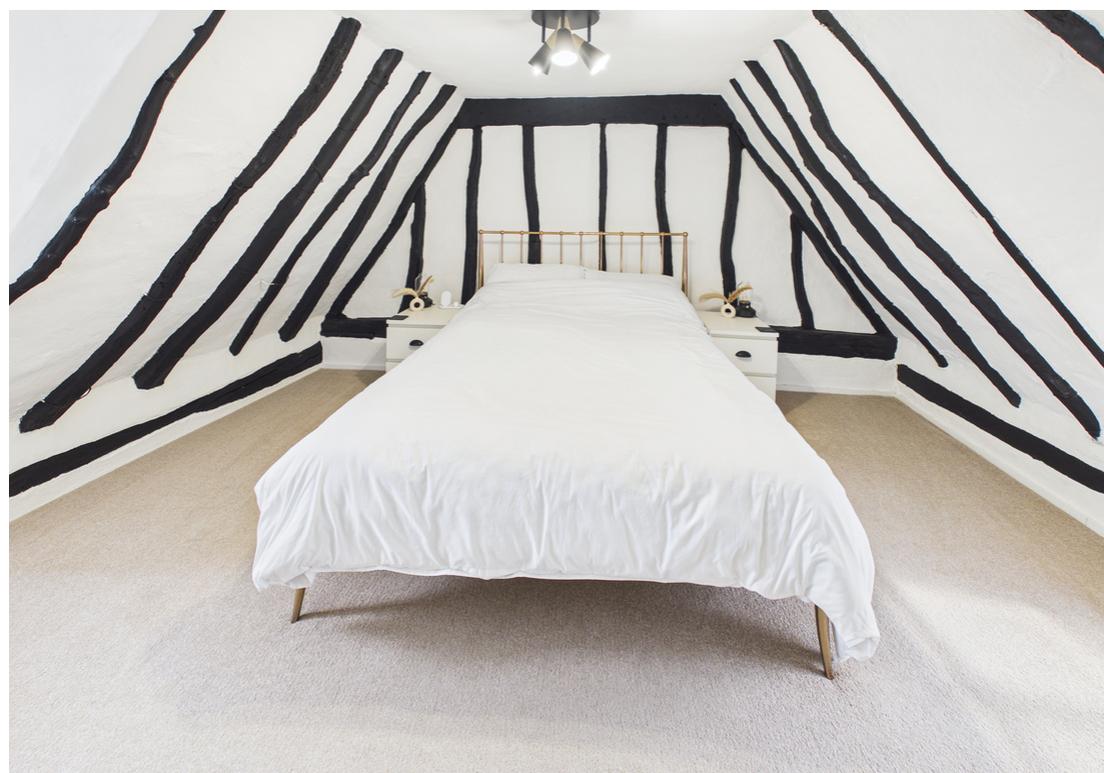
Early viewing is highly recommended, as properties of this quality and character are rarely available at this price point.

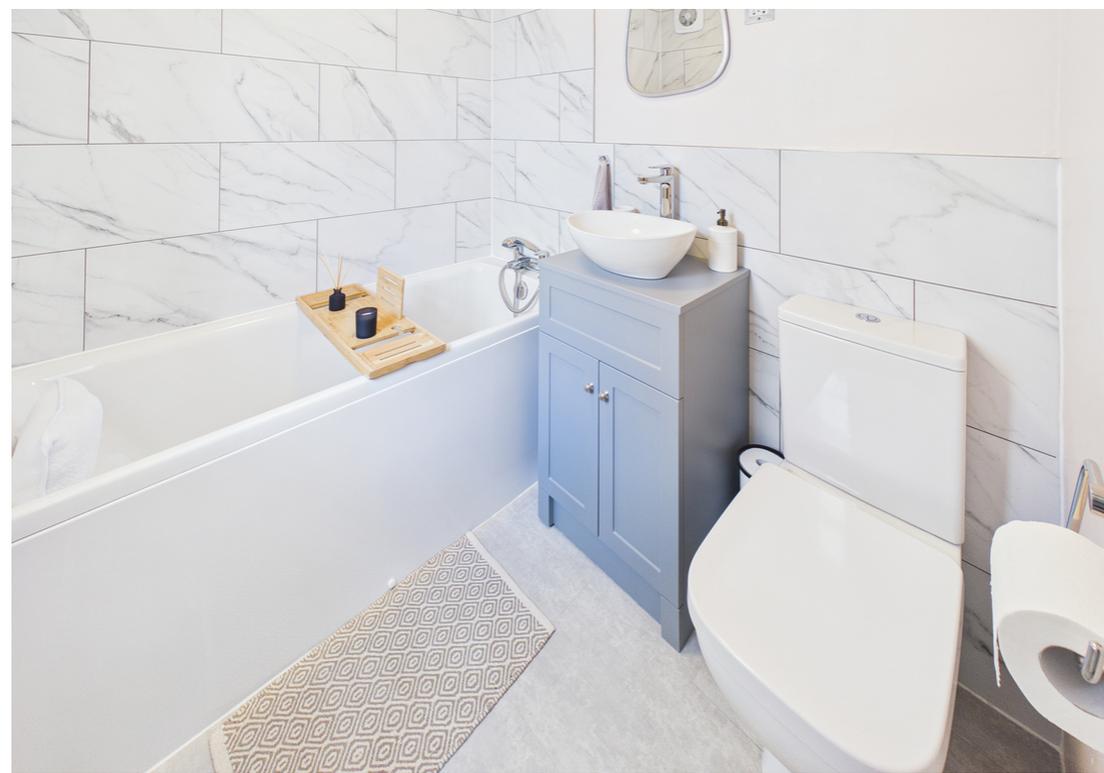
Anti-Money Laundering

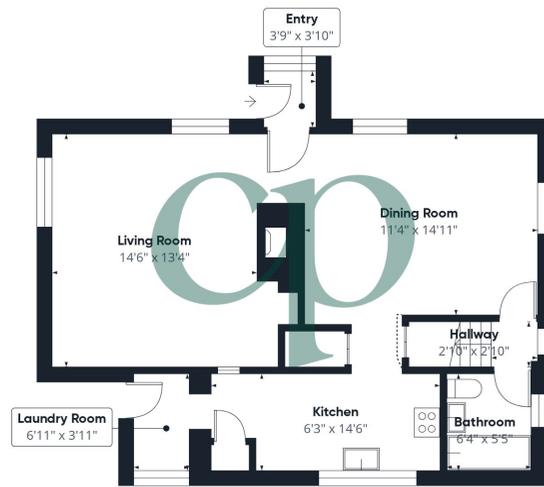
All purchasers must complete an AML and financial sanctions check once a sale is agreed (subject to contract). The check is carried out by our third-party provider at a cost of £60 including VAT per property, payable by the applicant(s).

- Grade II Listed Character Cottage
- Three Bedrooms
- Two bathrooms
- Off-road parking
- Generous garden
- Character and charm with period features and a contemporary finish

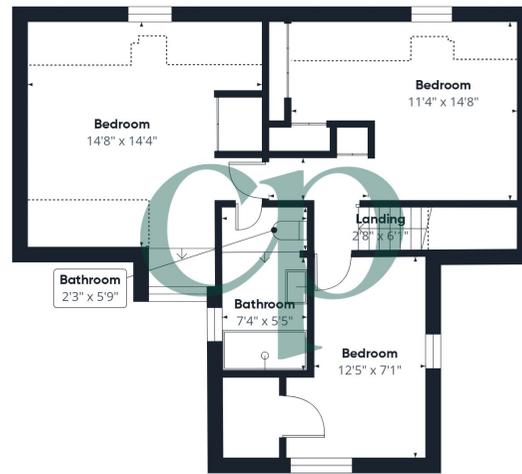








Floor 0



Floor 1



Approximate total area⁽¹⁾
1179 ft²
Reduced headroom
96 ft²

(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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