



High Street

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

country
properties

Set in the heart of a highly regarded South Cambridgeshire village, this impressive family home offers exceptional and versatile living space, including a self-contained annexe. Generous proportions and an abundance of natural light create a bright and welcoming atmosphere throughout. An outstanding property that warrants early viewing.

- › Five-bedroom substantial family home.
- › Separate Annexe with own Entrance
- › Three Reception Rooms
- › Large Kitchen/Diner
- › Double Detached Garage
- › Set back off the High Street
- › Close to Schools and Local Amenities
- › Walkable to Meldreth Train Station







 <p>Floor 0 Building 1</p>	 <p>Floor 1 Building 1</p>	 <p>Approximate total area⁽¹⁾ 2311 ft²</p> <p>Reduced headroom 26 ft²</p>
 <p>Floor 0 Building 2</p>		<p>(1) Excluding balconies and terraces</p> <p>Reduced headroom Below 5 ft</p> <p>Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.</p> <p>GIRAFFE360</p>

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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