



A 1970s detached house with excellent family accommodation, situated in this convenient cul de sac close to the centre of this highly regarded west Cambridgeshire village.

**In brief**

Cambridge 9 miles, M11 (Junction 11) 5 miles, Royston (fast train to King's Cross 38 minutes) 6 miles, (distances and time are approximate).

Gross Internal Area: 1,813 sq ft (168.5 sq m)

**2 BARHAM COURT, MELBOURN**  
**£575,000 (GUIDE PRICE)**

## Property Summary

- Ground Floor: Entrance Hall, Cloakroom, Sitting Room, Dining Room, Study, Kitchen/Breakfast/Family Room, Utility Room.
- First Floor: 4 Bathrooms, 2 Bath/Shower Rooms (1 En Suite).
- Outside: Garage, Off Road Parking, Private Enclosed Rear Garden.

## Situation

Melbourn lies to the south-west of Cambridge and is one of the largest villages in south Cambridgeshire. It provides a wide range of local facilities including a variety of shops, primary school, college, library, building society,

public houses, restaurants and sporting facilities. Nearby Cambridge provides extensive shopping and cultural facilities.

London commuters are well served by road or rail with the M11 about 5 miles to the east and the A1(M) about 12 miles to the south-west. There are mainline railway stations at Royston, Meldreth and Shepreth providing services to Cambridge and King's Cross. Alternatively, Whittlesford Parkway Station (about 8 miles) provides services to Liverpool Street in about 1 hour

## Description

2 Barham Court is constructed with brick elevations under a tiled roof. The property dates from the 1970s and has been extended and altered over the

years to provide a fine family home. In recent years, the current owners have updated the central heating system and re-fitted the kitchen and bathrooms.

## Outside

A driveway provides off street parking and access to a Garage ... with up and over door, power and light. The rear walled garden is enclosed and is mainly laid to lawn with deep flower and shrub borders. A paved terrace adjoins the rear elevation, ideal for family and social entertaining.



## Property Highlights

- Kitchen/Breakfast/Family Room refitted in 2015, comprising range of white gloss cabinets and wooden work surface incorporating a breakfast bar and integrated appliances including dishwasher and range cooker with extractor above, opening to:
- Family Room with sliding glazed doors to rear garden.
- Spacious Sitting Room with open fireplace and French doors to the rear garden.
- 2 further Reception Rooms including Dining Room and Study.
- Master Bedroom with En Suite Shower Room. 3 further Bedrooms, 2 with built-in wardrobes and family Bathroom.
- Gas fired central heating.
- Double glazed windows.

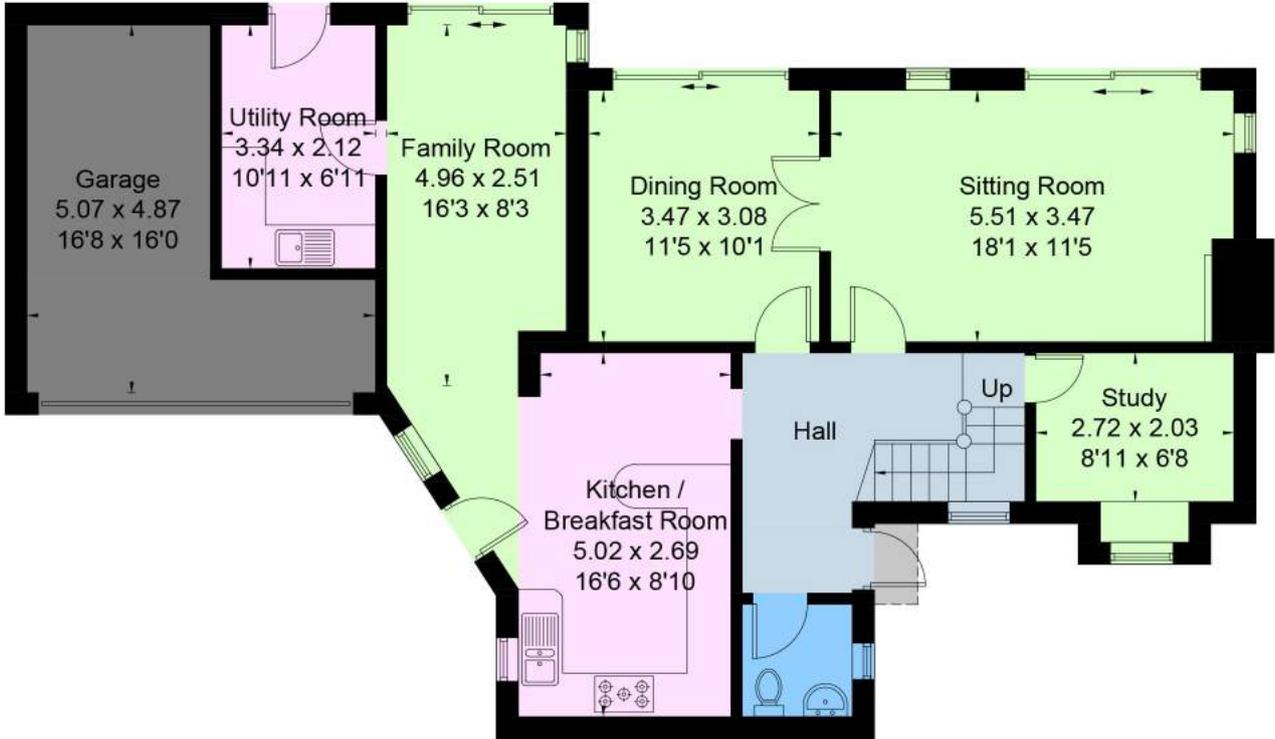
**2 BARHAM COURT,  
MELBOURN,  
CAMBRIDGESHIRE SG8 6EW**

- Kitchen
- Reception
- Bath / Shower Room
- Bedrooms
- Circulation
- Garage

Approximate Gross Internal Area = 152.4 sq m / 1640 sq ft  
(Excluding Void)

Garage = 16.1 sq m / 173 sq ft

Total = 168.5 sq m / 1813 sq ft



## Ground Floor



## First Floor

NOT TO SCALE: For guidance purposes only.

### Viewing

By prior telephone appointment with Bidwells  
01223 841842

### Enquiries

Warrick Anderson  
01223 559432  
warrick.anderson@bidwells.co.uk

Stonecross, Trumpington High Street, Cambridge, CB2 9SU

### Additional Information

#### Services

All mains services are connected to the property.

#### Local Authorities

South Cambridgeshire District Council  
0345 045 0500

#### Outgoings

Tax Band: F  
Tax Payable 2018/2019: £2,574.84

#### Fixtures & Fittings

All items normally designated as tenants fixtures and fittings are specifically excluded from the sale unless mentioned in these particulars

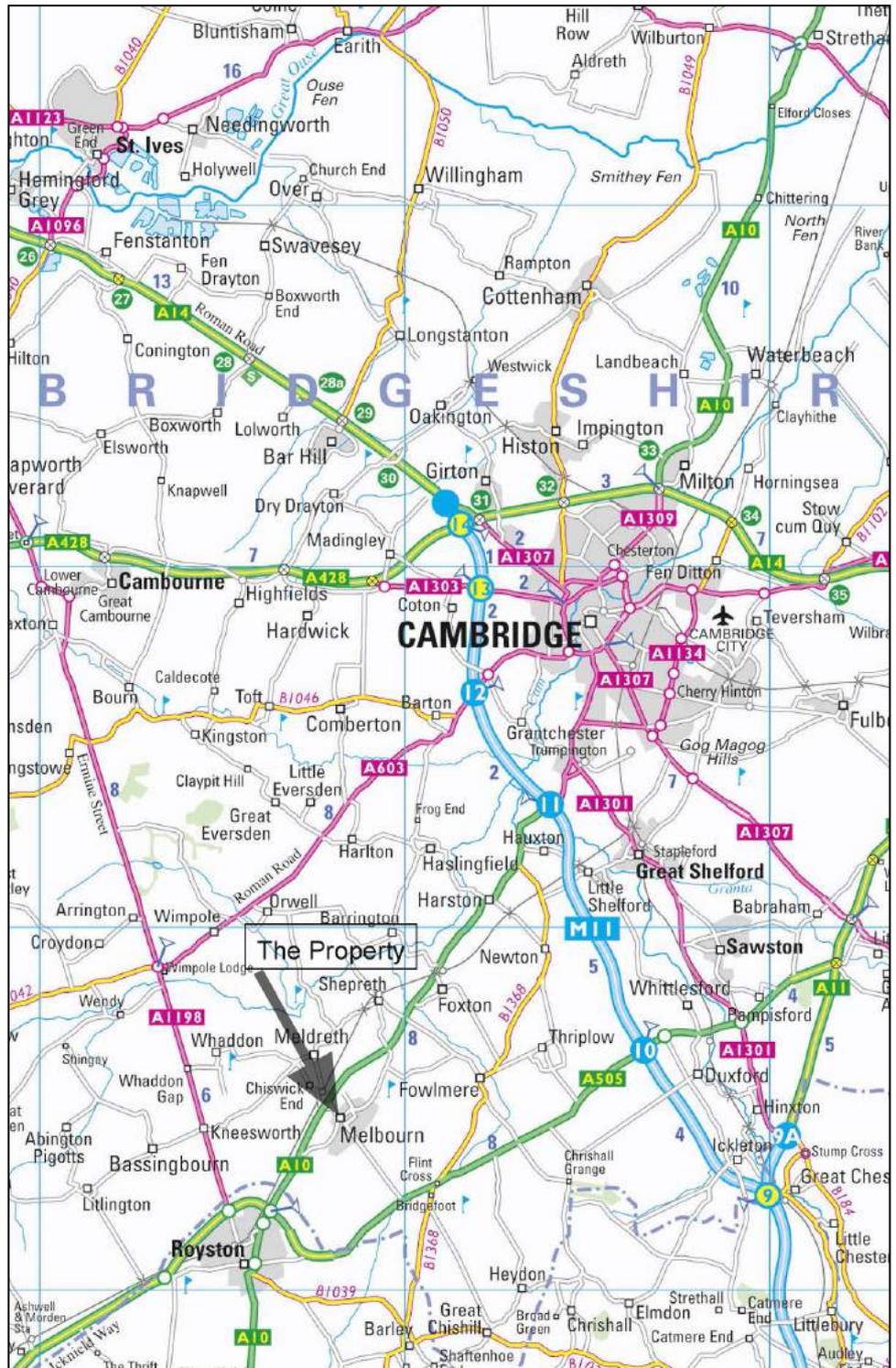
#### Tenure & Possession

The property is for sale freehold with vacant possession on completion

#### Health & Safety

In the interest of Health and Safety, please ensure that you take due care when inspecting any property.

#### Energy Rating D



#### Important Notice

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