



A charming 2 bedroom detached cottage, set within in mature gardens, situated in this desirable and well served south 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 Floor Area: 732 sq ft
(68 sq m)

GREENGAGE COTTAGE, BURY LANE, MELBOURN

£390,000 (GUIDE PRICE)

Property Summary

- Ground Floor: Sitting Room, Kitchen, Dining Room, Cloakroom
- First Floor: 2 Bedrooms, 2 En Suite Shower Rooms
- Outside: Studio, Mature Gardens, Shed

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

Built in 2004, Greengage Cottage is constructed from brick with timber cladding under a clay tiled roof. The well presented accommodation has been cleverly designed and features deep glazed windows and doors which flood the interior with natural light.

Outside

Greengage Cottage is set within a tranquil setting and surrounded by gardens and grounds which are mainly laid to lawn and contain a variety of mature shrubs and trees. A gravelled driveway leads to the property and provides parking for several vehicles.

Greengage Cottage also benefits from a detached **Studio 16'1 x 12'6 (4.91m x 3.82m)** with Store Room which provides extra accommodation suitable for a variety of uses.



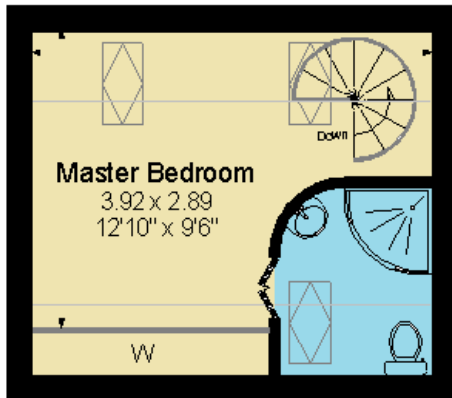
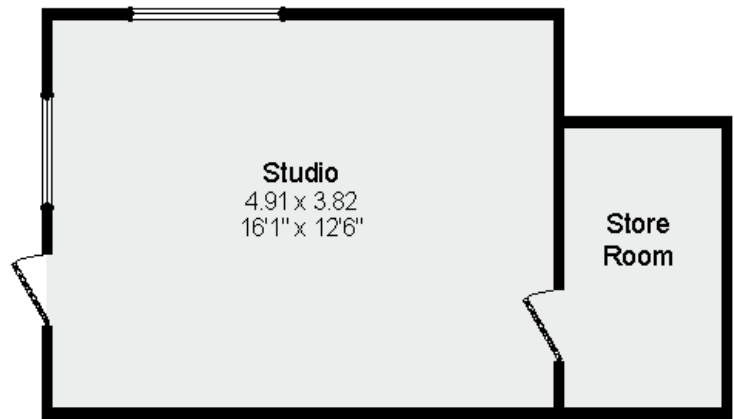
Property Highlights

- Light and airy Sitting Room, with oak flooring and wood burning stove. Full height glazing to one aspect provides delightful views of the garden with French doors leading to a paved terrace. A pretty spiral staircase provides access to the Master Bedroom Suite
- Kitchen with range of wall and base units, oak worksurfaces, butler sink, Everhot range cooker with double oven and cast iron hot plate and spaces for freestanding appliances.
- Triple aspect Dining Room with slate tiled floor enjoying wonderful views over the garden
- Master Bedroom with built in wardrobe and En Suite Shower Room and Bedroom 2 with En Suite Shower Room to the first floor, accessed via separate staircases
- Double glazed throughout
- Detached, insulated Studio with Store Room

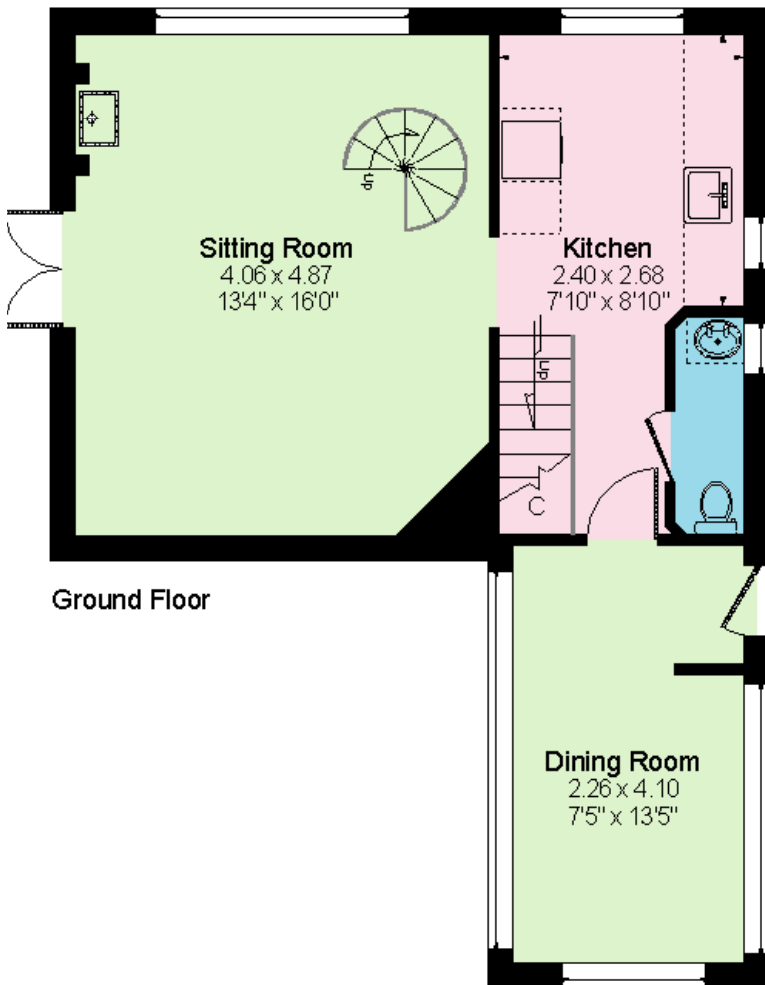
**GREENGAGE COTTAGE,
BURY LANE, MELBOURN,
ROYSTON, SG8 6DF**

Gross Internal Area 68 sq m (732 sq ft)
excluding Studio

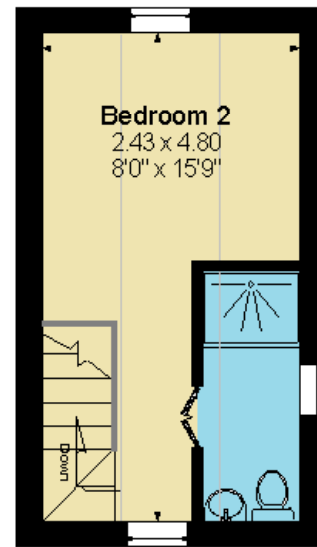
- Bedrooms
- Bathroom
- Reception
- Kitchen
- Studio



First Floor



Ground Floor



First Floor

NOT TO SCALE: For guidance purposes only

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Viewing

By prior telephone appointment with Bidwells
01223 841842

Enquiries

Andrew Tucker
01223 559510
andrew.tucker@bidwells.co.uk

Stonecross, Trumpington High Street,
Cambridge, CB2 9SU

Additional Information

Services

All mains services are connected to the property.

Septic tank

Local Authorities

South Cambridgeshire District Council
0345 045 0500

Outgoings

Council Tax Band: C
Council Tax Payable 2019/20: £1673.08

Fixtures & Fittings

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

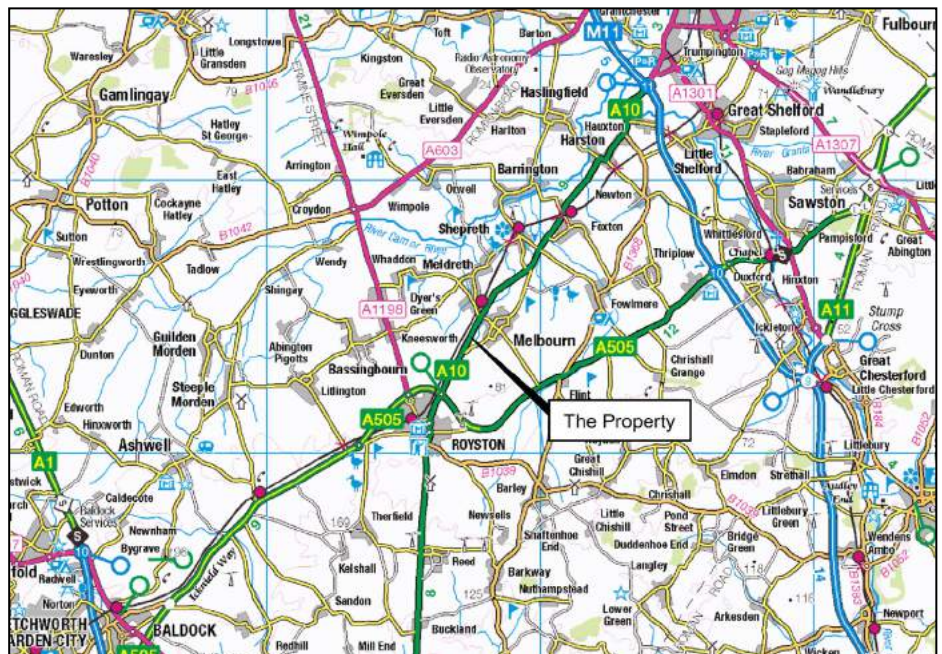
Tenure & Possession

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 E



Important Notice

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