



Brookside

4 Stone Lane, Meldreth, Cambridgeshire



BNP PARIBAS GROUP

Extended five/six bedroom house in popular village.

Brookside offers five/six bedroomed accommodation in grounds of 0.37 acres. Accommodation includes a spacious kitchen/breakfast room, sitting room, office, orangery, utility and boot room. Parking is available to the front aspect for several cars.



2 RECEPTION ROOMS



5/6 BEDROOMS



2 BATHROOMS



DRIVEWAY



0.37 ACRES



FREEHOLD



**RURAL/
VILLAGE**



2416 SQ FT



**GUIDE PRICE
£1,100,000**



The property

Brookside has been dramatically extended by the present owner and now offers five bedrooms arranged over two floors. A large welcoming reception area has a tiled floor, inset ceiling lighting, a decorative fireplace, integrated storage and has stairs to the first floor. Of note to the ground floor is the spacious open plan kitchen/breakfast room fitted with a range of cabinets finished with granite and wooden surfaces, free standing appliances including an American style fridge freezer and range cooker/hob, a large island/breakfast bar and a vaulted ceiling with Velux windows. A utility room houses the laundry facilities and there is also a pantry and boot room. To the rear, an orangery provided perfect space for entertaining with views across the garden and side doors for access.

The remainder of the ground floor accommodation comprises a living room facing the front aspect, a large office and ground floor wc. The principal bedroom is located on the ground floor and includes a generous dressing room and large en suite bathroom.

The whole of the ground floor has zonal underfloor heating. The first floor offers 4/5 further bedrooms, a dressing room and family bathroom.

Outside

The grounds of Brookside extend to 0.37 acres. To the rear a large expanse of lawn is enclosed with garden fencing and adjacent to the house is a covered terrace. The garden is south-east facing so you get all day sun along with beautiful sunrises. Within the garden is a timber outbuilding and beyond the garden are views across farmland. The front aspect is approached via the drive which is part of the title to Brookside and has a gravel drive. Across from the drive is a further area of garden presently rewilded, but which could offer further domestic opportunities, subject to planning consent.



Location

Meldreth is a popular village situated six miles from Royston and ten miles from Cambridge. A major plus for the village is its own railway station with regular services to Cambridge and London. There is also a wide range of amenities including a village hall, a convenience store and the British Queen public house. There is also a good primary school. Amenities at Royston include a leisure centre, sports club and highly regarded schools whilst the shopping transport and leisure facilities within the City of Cambridge are too numerous to mention.



Nearby Stations

- Meldreth Train Station 1.6 miles
- Foxton Train Station 2.3 miles
- Shepreth Train Station 1 mile
- Royston Train Station 5.4 miles

Key Locations

- British Queen Public House 1.1 miles
- Meldreth Primary school 1.2 miles
- Cambridge 10 miles
- Royston Leisure Centre 4.7 miles

Nearby Schools

- Meldreth primary school 1.2 miles
- Melbourn village college 2.6 miles
- Bassingbourn village college 4.2 miles



Floorplans

House internal area 2,416 sq ft (225 sq m)

For identification purposes only.

Directions

SG8 6NZ

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General

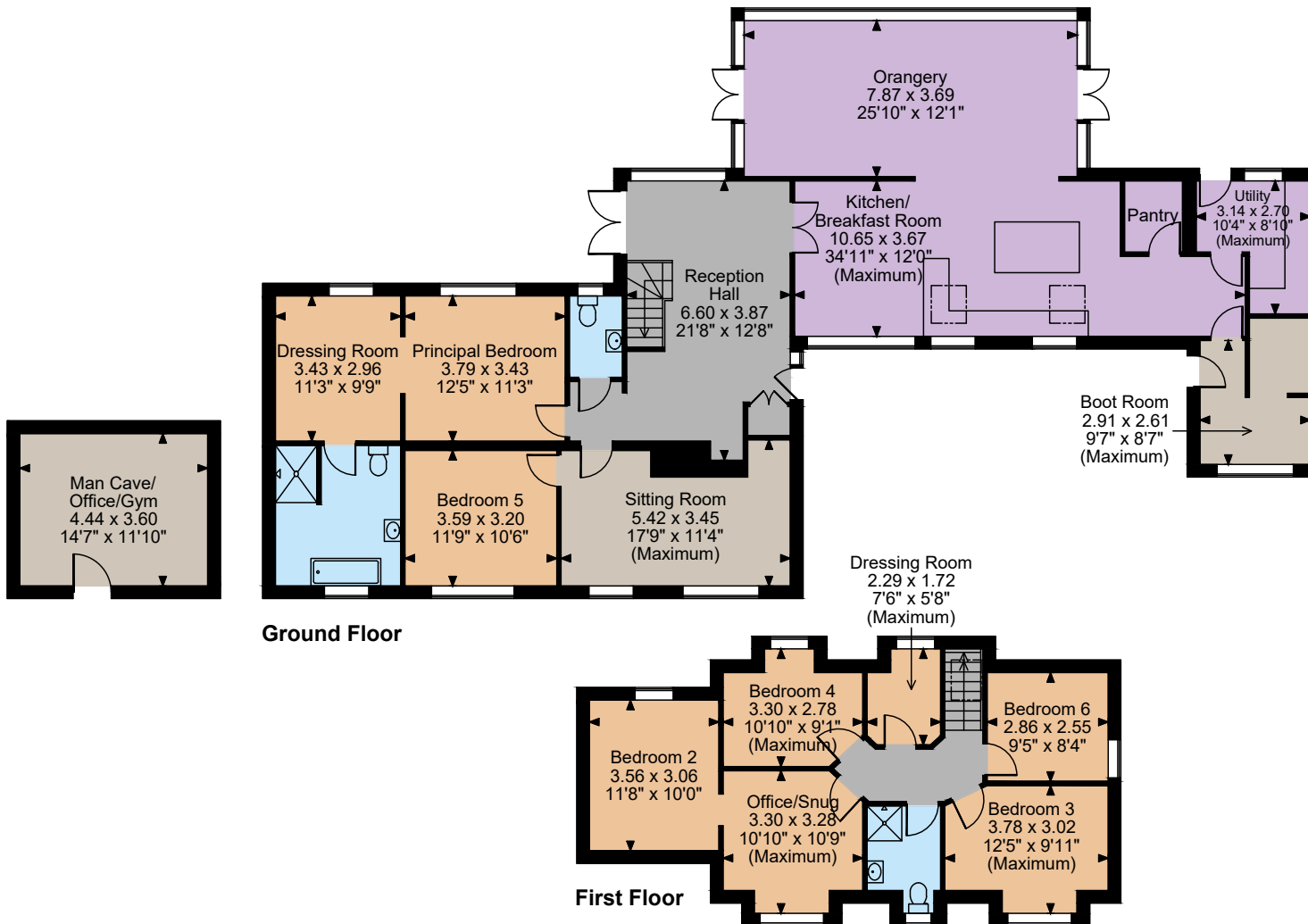
Local Authority: South Cambridge

Services: Mains gas, electricity, water and drainage.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: F

EPC Rating: C



Ground Floor

First Floor

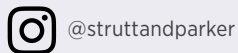
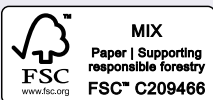
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