



Attractive five bedroom family house with paddock

Spring House, 132 Meldreth Road, Whaddon, Royston, SG8 5RP

Freehold





Energy efficient with very low running costs • Georgian-style principle elevation • Superb open plan kitchen and living areas • Detached with large garden and separate paddock (of about 1.61 acres) • In all around 1.83 acres

Local information

• Whaddon is an attractive rural village with its own golf course and day nursery, 1.7 miles from the village of Meldreth which offers local facilities – a village shop, post office, bowling green and recreation ground together with a main line station to Cambridge and London (Kings Cross).

• A wider variety of local amenities are available in the nearby market town of Royston (4 miles), which has everyday shopping facilities including a large Tesco's supermarket and faster main line rail services from the station into London's Kings Cross (from 38 minutes).

• Further comprehensive shopping, recreational and cultural facilities are available in the University City of Cambridge, some 13 miles to the east, including the Grand Arcade shopping mall.

• Local schooling is available at Bassingbourn, Meldreth and Melbourn and independent schooling for all age groups in Cambridge. The M11 (Junction 10) is 9 1/2 miles distant.

About this property

Built in 2014 Spring House is named after the spring fed well which is situated in the front garden. Constructed by local developers MJL, the house has high quality, energy efficient light and spacious accommodation extending to approximately 3,100

sq ft arranged over two floors.

The ground floor features a wide hallway off which are a large family room and a smaller snug or study together with a cloakroom. There is a large open plan sitting room leading through to the dining/garden room which is top lit by a large lantern and features bi-folding doors overlooking the rear terrace and garden. Both the main sitting room and the larger of the two other reception rooms feature wood burning stoves. The kitchen is well equipped with a central island and integrated appliances including dishwasher, a Rangemaster cooker with two ovens and separate grill, five ring induction hob, a Neff steam oven and separate microwave and an American style fridge/freezer. There are granite working surfaces with 1 bowl sink and there is also a wine cooler. Off the kitchen is a large utility beyond which is the plant room with the "Ecodan" air source heat pump system and pressurised hot water cylinders.

At first floor level there are five double bedrooms including a master with en suite and a guest bedroom with en suite shower room. The fifth bedroom has a separate study/sitting room as well as its own en suite shower. The family bathroom has a shower and bath tub and all the bathrooms feature ceramic tiling and vanity units.



To the front there is a large bonded shingle parking area providing space for parking numerous vehicles, a lawn, the circular brick "well" and shrub planting. Of particular note is the large garage which has remotely controlled roller shutter doors to front and rear and provides a route through to a further shingled drive which runs down the side of the lovely landscaped rear gardens and leads to a five bar gate which opens into the separate paddock. Extending to around 1.61 of an acre, the paddock features a small orchard area planted with apple, plum and pear varieties and the remainder is nicely fringed with mature trees and hedges. Planning consent was granted for a stable building in the paddock further details are available from the vendors sole agents.

To the rear of the house is a paved terrace and the large level lawn is edged with well stocked flower and shrub borders.

In all about 1.83 acres.

Tenure

Freehold

Local Authority

South Cambridgeshire District Council: Band G

Viewing

Strictly by appointment with Savills





Approximate Floor Area = 289.8 sq m / 3120 sq ft
 Garage = 17.7 sq m / 190 sq ft
 Total = 307.5 sq m / 3310 sq ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		85
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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