



## Detached Victorian family home with distant views

**Malton Cottage, Malton Lane, Meldreth, SG8 6PG**

Freehold







Rural yet convenient location with far-reaching views •  
 Aga kitchen/dining room • Spacious and versatile  
 accommodation • Ground floor annexe potential •  
 Superb west facing garden living/dining room

#### Local information

• Malton Cottage is between the villages of Meldreth and Orwell but falls in to the parish of Orwell. Situated some 11 miles south west of Cambridge city centre, the village benefits from good everyday shopping facilities with a convenience store and popular farm shop.

• Meldreth is a linear village with the railway station at one end and the church at the other, there is a primary school and public house and as a matter of interest, the Greenwich Meridian runs through the village.

• A more comprehensive range of shopping facilities can be found in nearby Royston (with rail services into London's Kings Cross from 38 minutes), and Cambridge with a wider range of shopping, recreational and cultural facilities. Meldreth railway station is just 1.3 miles from the property which provides services into both London's Kings Cross and Cambridge stations.

• There are good recreational amenities in the area including golf clubs at Royston and Meldreth and an indoor leisure pool at Melbourn.

• State schooling for all age groups is available in the area as there is a primary school in both Meldreth and Orwell. There are also a number of excellent independent schools for all age groups in Cambridge including St Faith's, St John's and King's

College Prep Schools, the Perse Co-Ed, The Leys, Stephen Perse and St Mary's secondary schools.

#### About this property

This charming detached country property feels more like a farmhouse than a cottage as it was originally three - thought to be College owned - Victorian farm cottages, which have been skilfully and successfully combined and enlarged over more recent years. Of brick elevations beneath a slate roof, there are an appealing mix of early and more recent bespoke fireplaces and an amazing architect-designed garden room which provides wonderful versatile additional sitting and dining space overlooking the garden. There is a mix of wooden (some maple) and tiled flooring to the main reception areas.

An entrance porch opens to the welcoming reception hall with fireplace and stairs to the first floor leading to the study, dining room and - to the left - the triple aspect drawing room with a fireplace now fitted with an impressive bespoke stone surround housing a wood burning stove. This leads directly to the aforementioned garden room, a lovely west facing more contemporary space which has been cleverly designed to maximise the light and the garden views whilst being comfortable to use throughout the year with limestone flooring and French doors to the garden. This in turn connects to the study





also having a bespoke stone fireplace, some mellow exposed brickwork including a brick arch and fitted cupboards. The dining room is a good sociable area incorporating a decorative fireplace and terracotta floor tiles as it opens directly to the kitchen with garden views, an oil fired four oven Aga, a range of maple fitted units with granite worktops, a butler sink and fitted fridge and dishwasher. Beside the kitchen are steps down to a really useful area comprising a rear hall/boot room with garden access, a snug or fifth bedroom with an adjoining "Jack and Jill" shower/cloaks together with a spacious utility room all at the far end of the house so providing a fantastic additional space for a growing family but the whole could also potentially provide independent ground floor annexe accommodation if required. There is a separate combination boiler at this end of the property.

On the first floor is a spacious landing/study area and four bedrooms, the double aspect master suite having various fitted wardrobes and cupboards together with a spacious bathroom with a free-standing bath and separate shower and additional storage. Two of the three remaining bedrooms have fitted wardrobes and all enjoy views over the surrounding countryside. The family bathroom has been re-fitted in recent years and completes the first floor accommodation.

To the front there is a drive with parking area beside the house whilst the delightful rear gardens are well stocked with an attractive array of flowers and shrubs. There are also substantial fruit cages, a (Rhino) greenhouse

and two garden sheds. The gardens have been well-planned and designed with both a terrace and attractive pathways running through the lawn.

In all about 0.43 of an acre.

**Agent's Note:**

There is a stained glass panel in the front door which will be replaced with opaque glass prior to completion at which time the vendors have suggested that they would paint the front door in a colour to suit the buyer/s.

**Tenure**

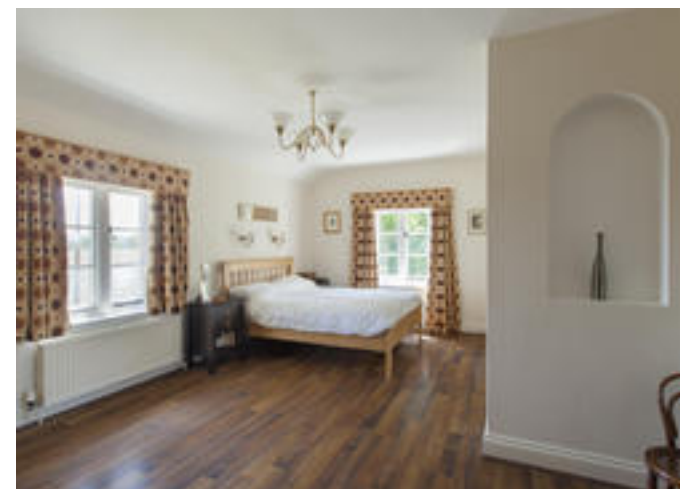
Freehold

**Local Authority**

South Cambridgeshire District Council: Band G

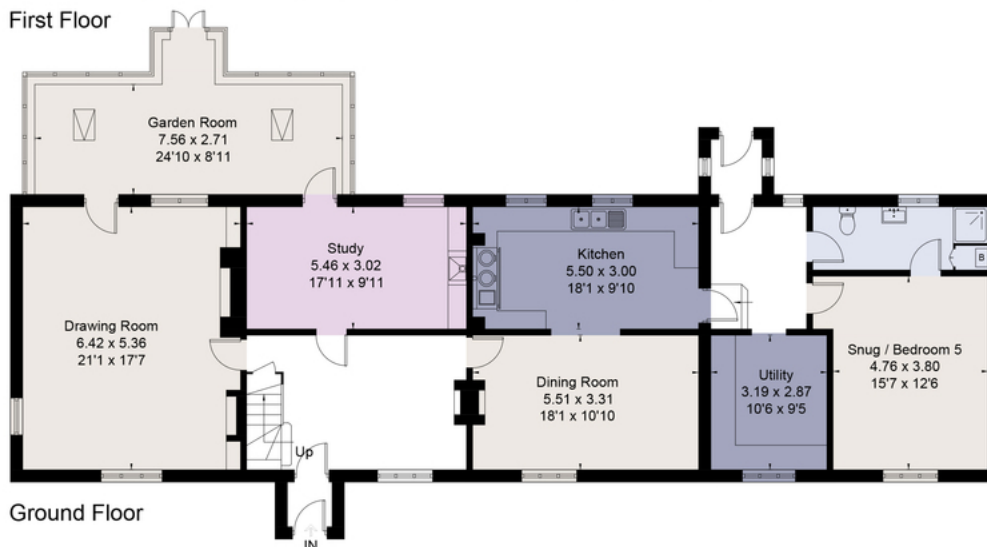
**Viewing**

Strictly by appointment with Savills









### Ground Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
fourwalls-group.com 255096

Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p><b>A</b> (92-100)</p> <p><b>B</b> (81-91)</p> <p><b>C</b> (69-80)</p> <p><b>D</b> (55-68)</p> <p><b>E</b> (39-54)</p> <p><b>F</b> (21-38)</p> <p><b>G</b> (1-20)</p>			67
<p><i>Not energy efficient - higher running costs</i></p>		41	
<p><b>England, Scotland &amp; Wales</b></p>		<p>EU Directive 2002/91/EC</p>	

**Important notice:** Savills, their clients and any joint agents give notice that **1:** They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. **2:** Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.