



**HIGH STREET**  
Melbourn

**Carter Jonas**

## HIGH STREET, MELBOURN, ROYSTON, HERTS, SG8 6AP

- Cambridge - approx. 9.5 miles
- Royston & Royston Railway Station - approx. 3 miles
- Meldreth Railway Station - approx. 1 mile

Sitting room with woodburner • Dining room • Kitchen/breakfast room • Family room/sitting room • Study • Conservatory • 4/5 Bedrooms • 1/2 Dressing rooms • 2 Bathrooms & downstairs cloakroom • Gated driveway & ample secure parking • Stunning, landscaped gardens of around 0.3 acres

### DESCRIPTION

Vine Farm is a truly unique and beautiful Grade II listed home dating back to the 16th century. It has been extended and updated over the years to include a superb extension to the rear which works perfectly in terms of adding to the versatile accommodation and linking with the wonderful outside space. The property is a lovely balance of period charm and characterful features and modern living space, ideal for growing families.

In the original part of the house is a cosy sitting room with fireplace with a woodburner, a large dining room with exposed beams, a kitchen/breakfast room, along with a study/home office with its own stable door entrance to the courtyard and driveway, along with two bedrooms, 2 dressing rooms (potential for a fifth bedroom) and a lovely bathroom. In the extension to the rear is a useful family/music room which is open-plan to the conservatory, which opens to the garden, courtyard and terrace. Stairs lead up to two further bedrooms and a bathroom.

The bedrooms are accessed via two separate staircases but can be reached from either ends of the property via a link between the original cottage and the modern extension.

## A HUGE APPEALING VILLAGE PERIOD HOUSE OFFERING A WONDERFUL BLEND OF CHARACTERFUL AND MODERN ACCOMMODATION SET IN STUNNING GARDENS OF AROUND 0.3 ACRES.







This is the perfect house which adapts its living areas for any time of year and in whichever way you wish to live. There are rooms for winter evenings and family entertaining, along with separate areas for children as well as bright and airy rooms for enjoying the south-westerly aspect.

#### **OUTSIDE**

The gardens at Vine Farm have to be seen to be fully appreciated. They are totally unexpected for a central village home and extend to approx. a third of an acre. There is a gravelled private driveway, with vehicular gates, leading to a parking area for at least four/five cars. The south-west facing gardens are beautifully landscaped with established flower and shrub planting, a "woodland walk" and some beautiful trees including a twisted weeping willow and silver birch. The gardens are mainly laid to lawn and are fully enclosed making them very safe for children and dogs. There is a paved terrace, perfect for al-fresco dining and entertaining with olive trees, a water feature and a barbeque area. There is a delightful courtyard, accessed from the study and family room, with plenty of space for container gardening. Garden machinery and furniture can be stored in the garden shed and there also is a greenhouse and potting shed.



#### **LOCATION**

Melbourn lies just under 10 miles to the south-west of Cambridge and only 3 miles north-east of the market town of Royston. It is one of the largest and most popular and well served villages in South Cambridgeshire and provides a wide range of local facilities including a variety of shops, a butcher, primary school, secondary school, college, library, building society, public houses, restaurants and sporting facilities. There is also a Dobbie's Garden centre and golf course less than two miles away. The nearby city of Cambridge provides further independent schooling, extensive shopping and cultural facilities. London commuters are well served by road or rail with the M11 about five miles to the east and the A1(M) about twelve 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 eight miles) provides services to Liverpool Street in about 1 hour.

## ADDITIONAL INFORMATION

**Tenure:** Freehold

**Services:** All main services are connected

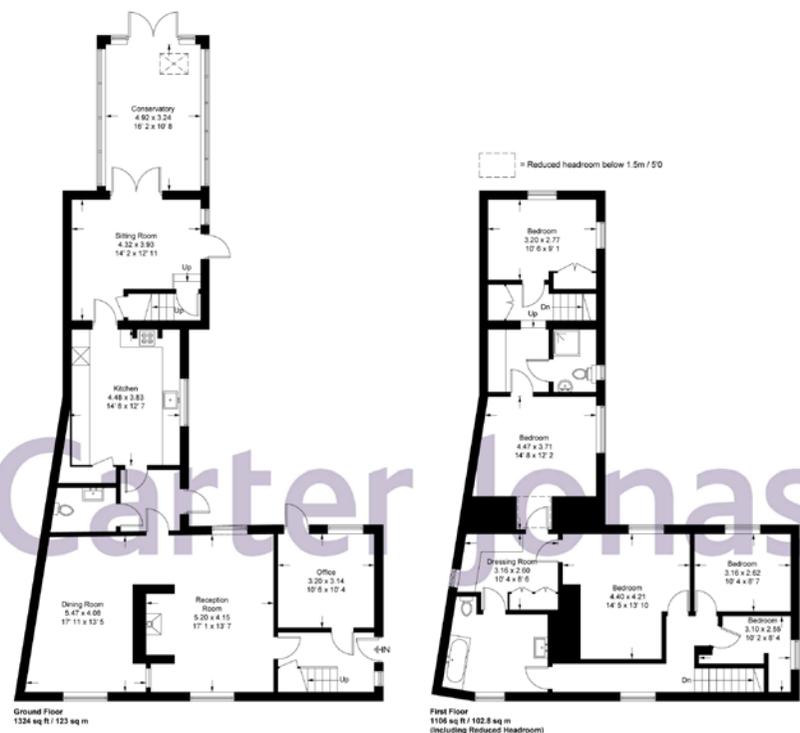
**Local Authority:** South Cambridgeshire District Council

**Viewings:** Strictly by appointment with the Selling Agents,  
Carter Jonas 01223 403330



## High Street

Approximate Gross Internal Area = 2418 sq ft / 224.7 sq m  
(Excluding Reduced Headroom)  
Reduced Headroom = 12 sq ft / 1.1 sq m  
Total = 2430 sq ft / 225.8 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



**Cambridge South 01223 403330**

cambridgesales@carterjonas.co.uk

The Marque, 141 Hills Road, Cambridge, CB2 8RJ

**carterjonas.co.uk**

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