



Stockbridge Meadows, Melbourn, SG8 6FG

**CHEFFINS**

# Stockbridge Meadows

Melbourn,  
SG8 6FG

Willows End is a most impressive and substantial modern detached residence with versatile accommodation extending to about 3149 sqft including open plan kitchen/dining/sitting room. The landscaped gardens are an attractive feature extending to about 0.38 of an acre with driveway and double garage.

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**Guide Price £1,250,000**





## LOCATION

The property occupies a most desirable location within Melbourn's conservation area and is part of a private, gated development of just five houses backing onto a nature reserve. It is very centrally located whilst being quiet and away from any traffic, benefiting from being just a short 0.8m walk to Meldreth station via a recently upgraded walking and cycle path. Melbourn is a well-served village offering a choice of pubs, restaurants, coffee shops, boutique clothes shopping with spa, sports centre with squash courts, plus a choice of food shops and a renowned butcher. Melbourn has both a primary and secondary school, as well as a private bus service to some of the Cambridge Independent schools.

**TIMBER ENTRANCE DOOR**

with leaded and frosted double glazed pane into:

**ENTRANCE HALLWAY**

feature full height vaulted ceiling with galleried landing above, staircase to first floor with oak handrail, newel post and spindles, coved ceiling, inset downlighters, coats cupboard with hanging rail, double panelled radiator, wooden flooring with recessed matwell, double glazed window to the front.

**CLOAKROOM**

fitted with white two piece suite with low level dual flush w.c., wash hand basin with mixer tap, radiator, half-tiled walls, tiled floor, extractor fan, radiator.

**LIVING ROOM**

approached via twin panelled and glazed doors from Reception Hallway, feature fireplace with oak bressumer and log burning fire with slate hearth, coved ceiling with a range of inset downlighters, oak flooring, double panelled radiators, double glazed windows to three sides with twin double glazed doors leading out to the garden.

**DRAWING ROOM**

coved ceiling, double panelled radiator, oak flooring, double glazed window to the front.

**STUDY**

coved ceiling, oak flooring, double panelled radiator, double glazed windows to the rear, double glazed twin doors leading out to garden.

**FAMILY ROOM**

coved ceiling, oak flooring, double panelled radiator, double glazed window to the front.

**KITCHEN/DINING/SITTING ROOM**

Kitchen is fitted with a generous range of timber fronted cupboards and drawers with stone working surfaces with matching upstands, island unit with double bowl undermount sink unit with mixer tap, storage cupboards below, Smeg dual fuel cooking range with stainless extractor above and splashbacks, fitted Smeg microwave oven, fitted and concealed Miele dishwasher, space for fridge/freezer, glass fronted display cabinets, glass fronted wine cabinet, tiled floor, ceiling with inset downlighters, double panelled radiator. Sitting Room double glazed to three sides with pitched double glazed roof and twin double glazed doors leading out to garden.

**UTILITY ROOM**

with rolltop working surfaces, natural timber fronted cabinets to base and eye level, single drainer stainless steel sink unit, plumbing and space for automatic washing machine, space for tumble dryer, space for freezer, double glazed window to the rear and double glazed window to the side leading out to covered verandah with door to DOUBLE GARAGE with a pair of up and over doors to the front, power and light connected, wall mounted Vaillant gas fired boiler and double glazed window to the side.

**ON THE FIRST FLOOR****LANDING**

coved ceiling, radiator, access to loft space, cupboard housing pressurised hot water cylinder.

**PRINCIPAL BEDROOM**

range of fitted wardrobes, storage cupboards, recess with fitted dressing table, coved ceiling with inset downlighters, double glazed windows to front and rear, double panelled radiator.

**ENSUITE SHOWER ROOM**

large walk-in shower, glazed shower screen, wall mounted wash hand basin, low level dual flush w.c., tiled floor, part tiled walls, heated towel rail/radiator, ceiling with inset downlighters, extractor fan, double glazed and frosted window to the front.

**BEDROOM 2**

coved ceiling with inset downlighters, radiator, double glazed window to the rear.

**ENSUITE SHOWER ROOM**

large walk-in shower, glazed shower screen, wall hung wash hand basin, low level dual flush w.c., tiled floor, tiled shower cubicle, heated towel rail/radiator, ceiling with inset downlighters, extractor fan, double glazed window.

**BEDROOM 3**

coved ceiling, double panelled radiator, double glazed window to the front.

**BEDROOM 4**

radiator, double glazed window to the rear.

**BEDROOM 5**

with radiator, double glazed window to the rear, storage cupboard.

**FAMILY BATHROOM**

fitted with white three piece suite with panelled bath with shower unit above, handheld shower rose and glazed shower screen, wall mounted mixer, wash hand basin, storage drawers below, mixer tap, low level dual flush w.c., mirror fronted cabinet, part tiled walls, tiled floor, heated towel rail/radiator, ceiling with inset downlighters, extractor fan, double glazed and frosted window to the front.

**OUTSIDE**

The property stands in its own delightful established grounds in all extending to 0.38 of an acre. The property is approached off this private land via a gated access with a large driveway with adjoining shrub beds, further paved parking with mature tree, lawned area, flowering and shrub beds, hedgerow and gated access to either side leading to the rear garden.

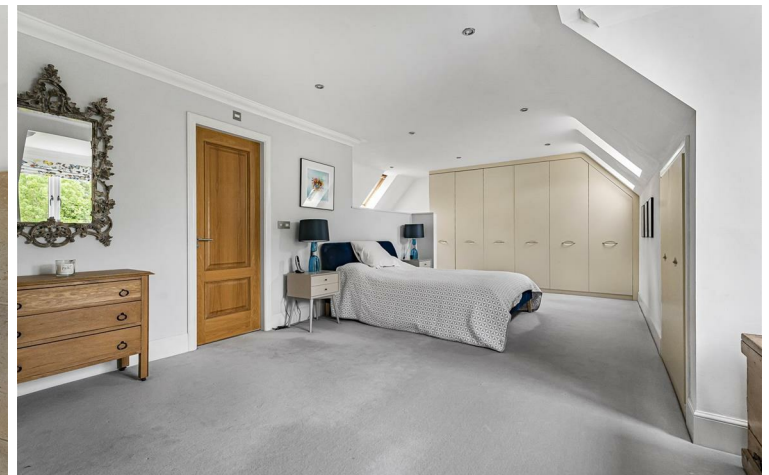
Rear garden which is principally laid to lawn with flowering and shrub borders, enclosed by fencing and hedging enjoying views to the rear over nature reserve, storage shed, greenhouse, large paved patio with lighting, mature trees, in the corner of the garden is some paving and fruit and vegetable gardens.

**AGENTS' NOTE**

The property is in a private road and the annual cost is somewhere in the order of £500 to £600 per year which includes electric gates and communal area maintenance.



| Energy Efficiency Rating                    |                            |                                                                                   |
|---------------------------------------------|----------------------------|-----------------------------------------------------------------------------------|
|                                             | Current                    | Potential                                                                         |
| Very energy efficient - lower running costs |                            |                                                                                   |
| (92 plus) <b>A</b>                          |                            |                                                                                   |
| (81-91) <b>B</b>                            |                            |                                                                                   |
| (69-80) <b>C</b>                            | 79                         | 83                                                                                |
| (55-68) <b>D</b>                            |                            |                                                                                   |
| (39-54) <b>E</b>                            |                            |                                                                                   |
| (21-38) <b>F</b>                            |                            |                                                                                   |
| (1-20) <b>G</b>                             |                            |                                                                                   |
| Not energy efficient - higher running costs |                            |                                                                                   |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |  |



Guide Price £1,250,000  
 Tenure - Freehold  
 Council Tax Band - G  
 Local Authority - South Cambridgeshire District Council



**Approximate Gross Internal Area 3149 sq ft - 293 sq m**

Ground Floor Area 1701 sq ft - 158 sq m

First Floor Area 1448 sq ft - 135 sq m

Garage Area 380 sq ft - 35 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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**Agents Note:** Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

For more information on this property please refer to the Material Information Brochure on our website.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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