

Chiswick End

Meldreth, Royston,
Cambridgeshire, SG8 6LZ
£1,100,000

country properties

We are delighted to present this handsome double-fronted Edwardian residence, enviably positioned on the desirable Chiswick End in the sought-after village of Meldreth. With the village railway station less than a ten-minute walk away, the property combines peaceful village living with excellent commuter connections.

Approached via a private gravel driveway, the home makes an impressive first impression, with its Cambridge White brick façade, elegant sash windows and classic Edwardian proportions. Inside, a beautiful stained-glass front door leads to generously proportioned accommodation that combines period character with modern family living.

A superb sequence of reception rooms provides versatile living and entertaining space, with three fireplaces adding warmth and character. The impressive principal reception room opens onto the garden through two sets of patio doors, creating a seamless connection between indoors and out.

The secluded garden is a particular highlight, with a substantial patio, expansive lawn, mature planting, vegetable garden and established fruit trees. A beautifully positioned garden studio provides an ideal space for working from home, hobbies or simply enjoying the peaceful surroundings.

Upstairs are five exceptionally spacious double bedrooms, including a principal bedroom with fitted wardrobes and en-suite bathroom. A stylish family bathroom features a striking roll-top bath and separate shower.

Combining elegant Edwardian architecture, generous proportions, versatile accommodation and beautifully private gardens, this is a distinctive village home offering an exceptional setting for modern family life.

Meldreth is also ideally placed for Cambridge and its renowned scientific and medical centres. Cambridge South railway station offers convenient access to the Cambridge Biomedical Campus and Addenbrooke's Hospital, with journey times of approximately 13 minutes.

All purchasers must complete an AML and financial sanctions check once a sale is agreed (subject to contract). The check is carried out by our third-party provider at a cost of £60 including VAT per person, payable by the applicant(s).

- Substantial Double Fronted Detached Home
- 0.4 Miles to Meldreth Train Station (approx. 9-minute walk)
- Four Reception Rooms
- Four Double Bedrooms
- Just under Half an Acre Plot
- Ample Parking for multiple vehicles & Garage
- Separate Garden Studio
- Lots of Period Features
- Freehold
- EPC Rating C

















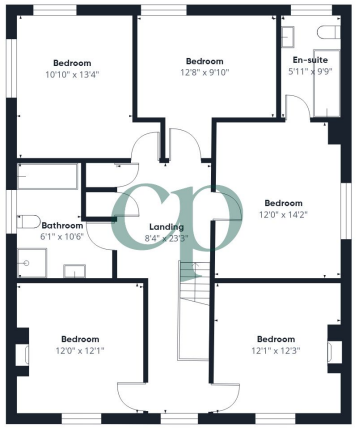








Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

country properties

Approximate total area(1)

2704 ft²

Reduced headroom

15 ft²

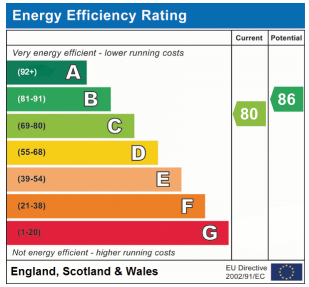
(1) Excluding balconies and terraces

Reduced headroom

-------- Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure

Viewing by appointment only

Country Properties | 45, High Street | SG8 9AW
T: 01763 245121 | E: royston@country-properties.co.uk
www.country-properties.co.uk

country properties

country properties