

Stone Lane  
Meldreth, Cambridgeshire



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& Parker

Land and property. Since 1885.



**2989 sq ft (278 sq m) | Freehold  
4 reception rooms | 4 bedrooms  
3 bathrooms | 1.7 Acres**

**Guide price £1,350,000**

**An exceptional detached family home with four bedrooms, plenty of character and delightful gardens, on the edge of the sought-after village of Meldreth**

Broids is an award winning, architecturally designed Scandi Hus and is a beautifully presented detached family home, offering four airy reception rooms in a peaceful village-edge setting. The property features attractive, understated styling throughout, with exposed timber joinery and various other character details, while outside the property sits on an extensive plot surrounded by private gardens and woods.

The heart of the home is the L-shaped, open-plan sitting room and kitchen, which has tiled flooring, bi-fold doors opening to the gardens and space for both a seating area and a family dining table. The kitchen itself has farmhouse-style units, a breakfast bar and integrated appliances, with the adjoining pantry and utility room offering additional space for storage and appliances. Further space in which to relax includes the well-proportioned sitting room and the sunny garden room. The open-plan lower level also has a study for private home working, extensive storage and a workshop.

A turned staircase leads from the welcoming reception hall to the upper level, where there are four well-appointed double bedrooms, each of which benefits from built-in wardrobes. The principal bedroom has an en suite shower room and a Juliet balcony overlooking the rear gardens, while the first floor also has a family bathroom. An additional shower room can be found on the ground floor.

Outside, a five-bar wooden gate provides access to the property, and to the gravel driveway in front of the house, offering plenty of parking space and leading to the detached garage and carport. The wrap-around gardens include areas of well-tended lawn, patios for al fresco dining, colourful border beds and a wealth of established shrubs and hedgerows, while beyond the gardens, the grounds include wooded meadows, which run to Guilden Brook on the north boundary.



**Location**

Meldreth lies approximately eight miles south of Cambridge and, together with neighbouring Shepreth, offers a range of local amenities, including pubs, a village hall and railway stations in both villages, providing services to London King's Cross (around one hour). The larger nearby village of Melbourn offers a selection of shops, a post office, pubs and everyday conveniences. Royston is within five miles and provides further facilities, including high street shops and supermarkets, while the historic city of Cambridge, about eight miles away, offers an extensive range of cultural, leisure and shopping amenities.

Primary schooling is available in both Meldreth and Melbourn, with a secondary school also located in Melbourn. The area is well connected by road, with the M11 approximately six miles away and the A1 also easily accessible, both providing convenient routes to London.

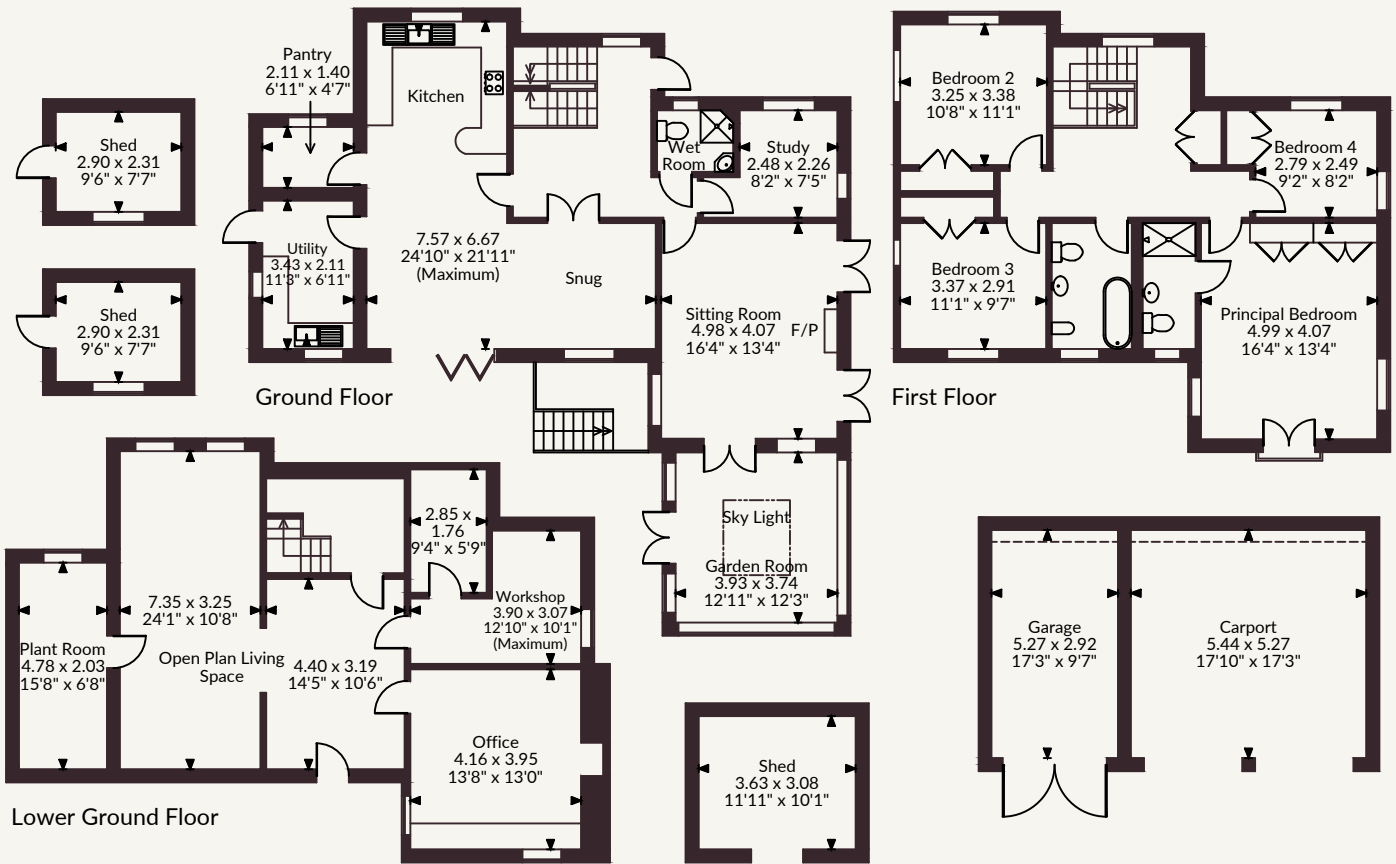
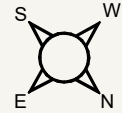
Postcode region: SG8

**General**

Local Authority: South Cambridgeshire  
 Services: Mains gas, water and drainage  
 Council Tax: Band G  
 EPC Rating: C  
 Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>



Stone Lane, Meldreth, Royston  
 Main House internal area 2,989 sq ft (278 sq m)  
 Garage & Carport internal area 466 sq ft (43 sq m)  
 Sheds internal area 264 sq ft (25 sq m)  
 Total internal area 3,719 sq ft (346 sq m)



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE  
 The position & size of doors, windows, appliances and other features are approximate only.  
 ☐☐☐ Denotes restricted head height  
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