

A detailed historical map of Melbourn, Cambridgeshire, showing various villages and landmarks. The map is rendered in a sepia tone with intricate line work and text. A dark blue rectangular box is superimposed over the upper portion of the map, containing the project name.

Melde's Keep

A collection of seven individually designed
two, three and four bedroom homes.
In the village of Melbourn, Cambridgeshire SG8 6ED





WELCOME

To Melde's Keep

Welcome to Melde's Keep, a fine collection of just seven beautiful detached houses situated in the thriving village of Melbourn, Cambridgeshire. Each home has been thoughtfully designed to offer spacious, contemporary living for those who appreciate fine attention to detail and high quality fixtures and fittings.

Your perfect home

Melbourn itself has a rich historical past dating back to the Domesday Book, inheriting its name from Meldeburn, meaning 'the stream of a man named Melde'. Today, this large village boasts an array of modern amenities and an active community scene to delight all ages.

Discover your perfect home here at Melde's Keep....



IDEALLY LOCATED

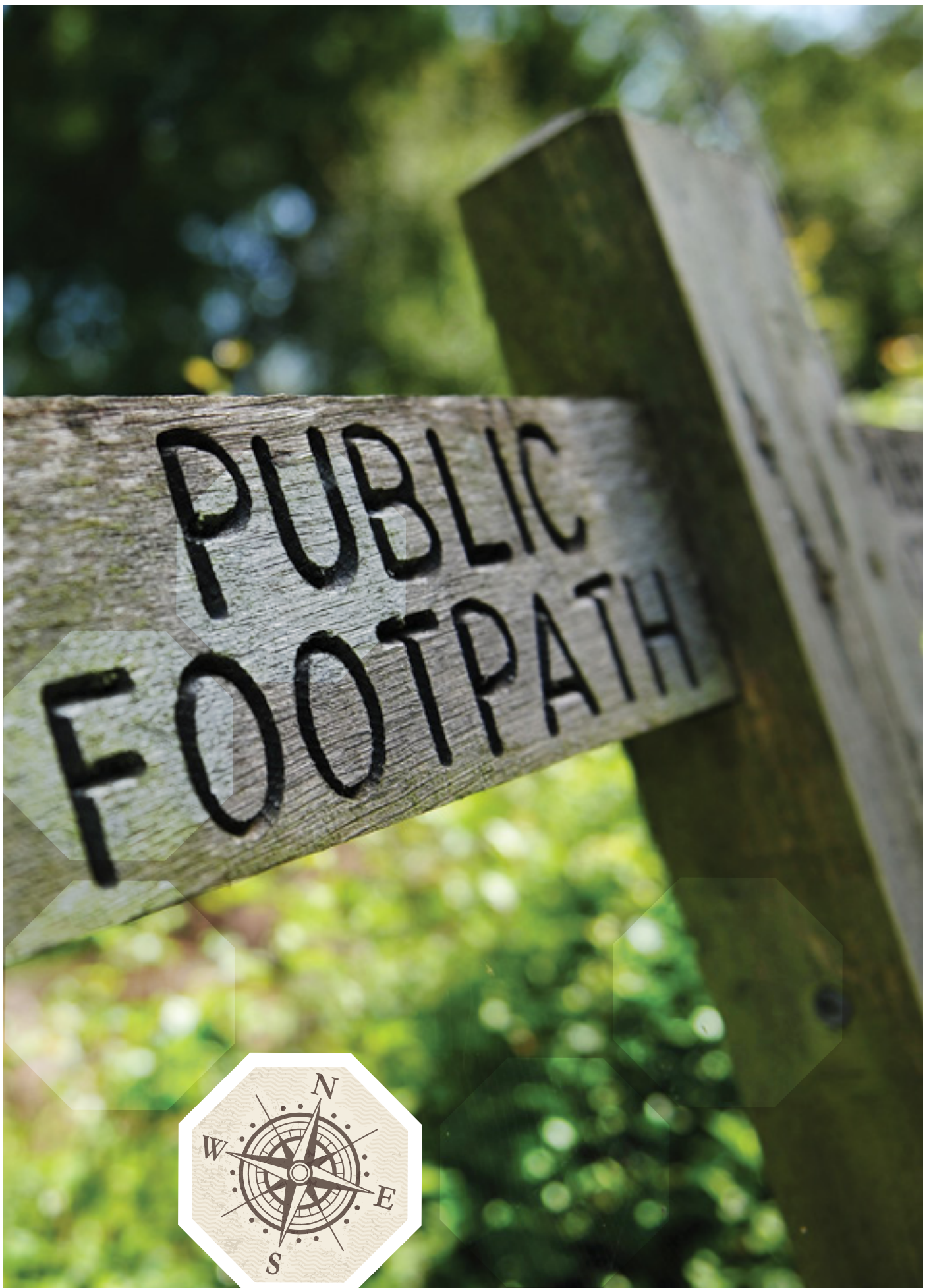
Direct links when you need them

In an ideal location in south Cambridgeshire, just two miles north of Royston and ten miles from Cambridge, Melbourn is a place to call home that truly offers the best of both worlds. Surrounded by stunning open countryside and pretty thatched cottages yet set within a flourishing village with fantastic facilities and all just moments away from the hustle and bustle of the City of Cambridge.

Public transport from Melbourn is ideal for commuters with a frequent mainline train service from the neighbouring village of Meldreth – direct to London Kings Cross Station in a little over an hour and Cambridge City Centre in 16 minutes. For bus users, a service to Cambridge and the surrounding towns and villages operates at regular daily intervals.

Access to the A10 and M11 is straightforward, making for an easy journey to London in the South and Cambridge in the North. For trips abroad, Stansted Airport can be reached in around 30 minutes via the M11.







DISCOVER

A village full of gems

Melde's Keep is within easy walking distance of the village centre which includes everything you could need – a high quality butcher's, Co-op food shop, several hairdressers, a barber shop, estate agent, several pubs, a newsagent and post office and much more. The village library at The Melbourn Community Hub provides a welcoming café and many community support groups.

Easy living

For schools, Melbourn Primary and Melbourn Village College are both within easy walking distance of Melde's Keep. For higher education, the village's prime position makes the Cambridge colleges and universities a popular choice. For those with pre-school children, Little Hands day nursery is less than a minute's walk and boasts an outstanding Ofsted report.

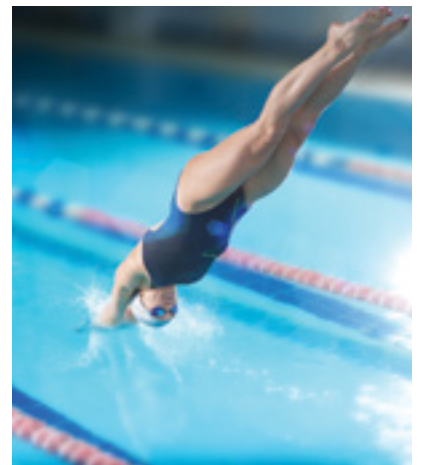
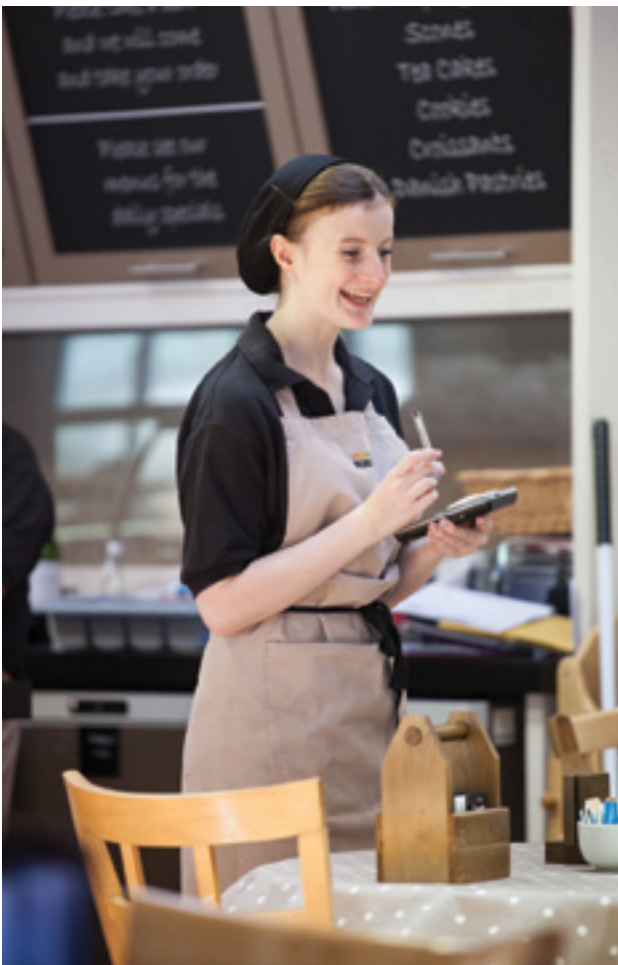
If working close to home appeals to you, the Melbourn Science Park is an exciting place to be, home to many enterprising businesses, a restaurant, tennis courts and conference facilities all set within state-of-the-art buildings in its own beautifully landscaped grounds.



SO MUCH TO DO

Residents will find no shortage of facilities for both rest and play. The Melbourn Sports Centre, also home to the newly refurbished Pavilion and recreation ground and only a minute away from home by foot, offers swimming, a fitness suite, outdoor and indoor sports courts, child care provision and more. This combined with numerous other clubs and associations in the area including bowls, bridge, croquet, photography, church groups, children's clubs, youth groups – to name just a few, offers an abundance of choice to cater for all ages and interests.

For a special treat, drive or cycle to the near-by Sheene Mill, a magnificent 16th Century Mill House set on the River Mel with stunning countryside views. This special venue includes an elegant dining experience, conservatory bar, luxury bedrooms and the renowned ESSE Spa. Or why not visit Bury Lane Farm Shop with its superb indoor soft play area, café with homemade daily specials, garden centre and shops – all within the village boundary.





Plenty of time to do more

For simple, relaxing days Melbourn is a gateway for wonderful walks – discover the flora and fauna of open meadows, the riverside and magnificent woodland that has remained unchanged for centuries.

Slightly further afield days out are plentiful. Shepreth Wildlife Park is a place the whole family can enjoy time together and is just a six minute drive away. Or why not take the 15 minute car journey to the beautiful country

estate of Wimpole Hall and discover the children's farm, tractor rides, café, well equipped play areas and of course, the stunning house and grounds.

Royston Cave is an interesting place to visit where striking wall carvings possibly date back to medieval times. For the adventurous, head over to Bassingbourne Snow Sports Centre for ski and snow boarding – just ten minutes from the village.



THE MOOR

SITE PLAN

THE FREESTONE



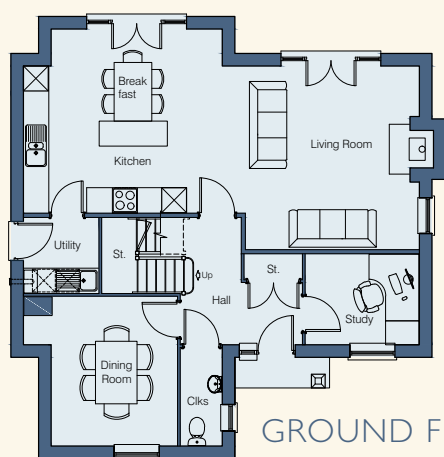
PLOT
5

CGI is indicative only and may be subject to change.

Three bedroom detached house

- Master bedroom with dressing area and en-suite
- En-suite to second bedroom
- Large open plan kitchen/living area

- Separate study/home office
- Separate utility room
- Single detached garage



GROUND FLOOR

| | | |
|--------------------------------------|-------------------|---------------------|
| Living Room | 4.74m x 4.39m | (15'6" x 14'5") |
| Kitchen/Breakfast | 4.83m x 4.35m | (15'10" x 14'3") |
| Dining Room | 2.94m x 3.55m | (9'7" x 11'7") |
| Study | 2.75m x 2.16m | (9' x 7'2") |
| Utility room | 1.80m x 1.80m | (5'10" x 5'10") |
| Cloakroom | | |
| Gross Internal Area (approx.) | 154 sq. m. | 1657 sq. ft. |



FIRST FLOOR

| | | |
|-----------------|---------------|-----------------|
| Master Bedroom | 4.50m x 3.53m | (14'9" x 11'7") |
| Dressing area | 1.74m x 1.13m | (5'8" x 3'9") |
| En-Suite Shower | | |
| Bedroom 2 | 4.88m x 4.45m | (16'0" x 14'6") |
| En-Suite Shower | | |
| Bedroom 3 | 3.17m x 3.55m | (10'4" x 11'7") |
| Family Bathroom | | |

Whilst these floor plans and measurements have been calculated and prepared with all due care for the convenience of intending purchasers, the information contained herein is a preliminary guide only. Final room dimensions may vary. Measurements shown in metric and imperial.

THE CLOISTER



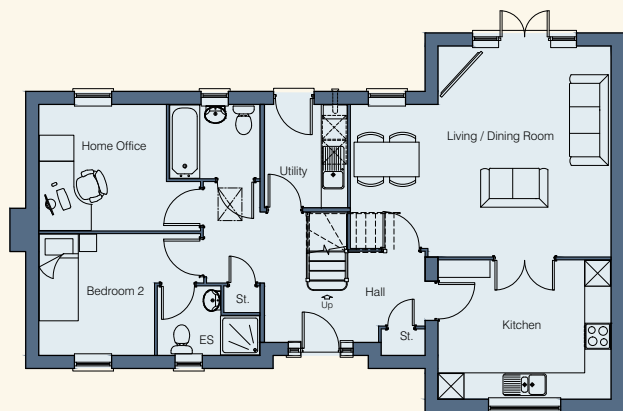
PLOT
10

CGI is indicative only and may be subject to change.

Two bedroom detached house

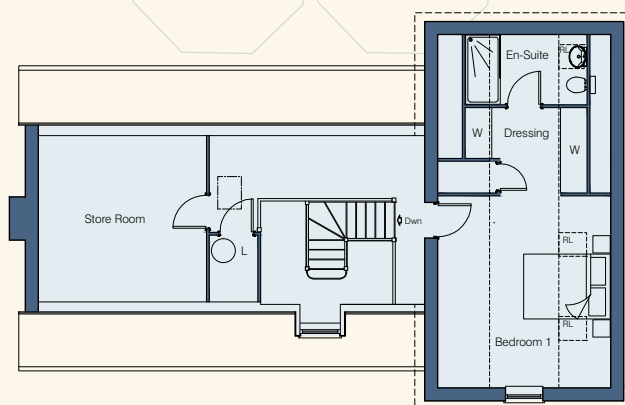
- Master bedroom with dressing area
- Downstairs second bedroom with en-suite
- Large living/dining room with double doors to kitchen

- Separate study/home office
- Separate utility room
- Single detached garage



GROUND FLOOR

| | | |
|-----------------|---------------|-----------------|
| Living Room | 3.90m x 4.80m | (12'9" x 15'9") |
| Kitchen | 3.90m x 3.15m | (12'9" x 10'4") |
| Dining area | 2.00m x 2.35m | (6'6" x 7'8") |
| Home Office | 2.85m x 2.85m | (9'4" x 9'4") |
| Bathroom | | |
| Utility room | 1.90m x 2.35m | (6'3" x 7'8") |
| Bedroom 2 | 2.60m x 2.75m | (8'6" x 9'0") |
| En-suite Shower | | |



FIRST FLOOR

| | | |
|-----------------|---------------------|----------------------|
| Master Bedroom | 3.85m x 4.35m | (12'7" x 14'3") |
| Dressing area | 2.70m x 1.85m (max) | (8'10" x 6'0" (max)) |
| En-suite Shower | | |
| Store room | | |

Gross Internal Area (approx.) **131 sq. m.** **1420 sq. ft.**

Whilst these floor plans and measurements have been calculated and prepared with all due care for the convenience of intending purchasers, the information contained herein is a preliminary guide only. Final room dimensions may vary. Measurements shown in metric and imperial.

THE KEEP

PLOT
11



CGI is indicative only and may be subject to change.

Four bedroom detached house

- Master bedroom with en-suite
- Secluded garden
- Separate study/home office
- Second floor playroom
- Separate utility room
- Integral single garage

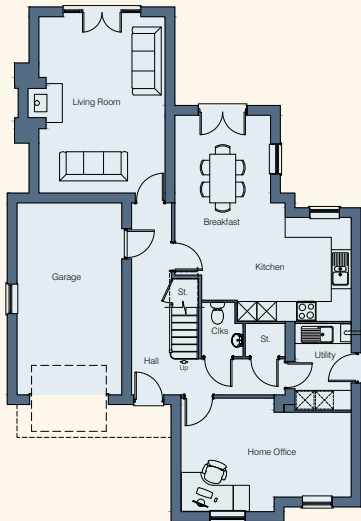
GROUND FLOOR

| | | |
|----------------|---------------------|------------------------|
| Living Room | 3.80m x 5.35m | (12'5" x 17'6") |
| Kitchen | 5.35m (max) x 3.15m | (17'6" (max) x 10'4") |
| Breakfast Room | 2.90m x 3.10m | (9'6" x 10'2") |
| Home Office | 5.15m x 3.40m (max) | (16'10" x 11'2" (max)) |
| Utility | 1.70m x 2.60m | (5'6" x 8'6") |
| Cloakroom | | |

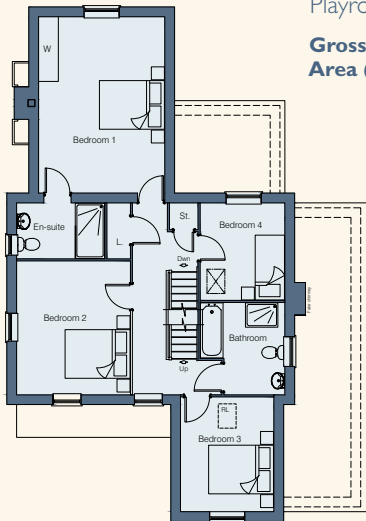
FIRST FLOOR

| | | |
|-----------------|---------------|-----------------|
| Master Bedroom | 3.80m x 5.35m | (12'5" x 17'6") |
| En-suite Shower | | |
| Bedroom 2 | 3.40m x 4.05m | (11'2" x 13'4") |
| Bedroom 3 | 2.80m x 3.45m | (9'2" x 11'4") |
| Bedroom 4 | 2.55m x 2.95m | (8'4" x 9'7") |
| Family Bathroom | | |

GROUND FLOOR

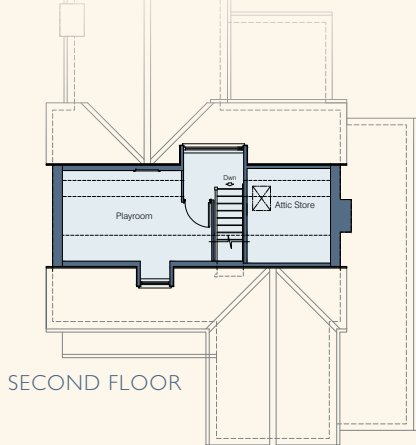


FIRST FLOOR



SECOND FLOOR

| | | |
|--------------------------------------|-------------------|---------------------|
| Playroom | 2.70m x 4.50m | (8'10" x 14'9") |
| Gross Internal Area (approx.) | 180 sq. m. | 1937 sq. ft. |



Whilst these floor plans and measurements have been calculated and prepared with all due care for the convenience of intending purchasers, the information contained herein is a preliminary guide only. Final room dimensions may vary. Measurements shown in metric and imperial.

THE GARRET

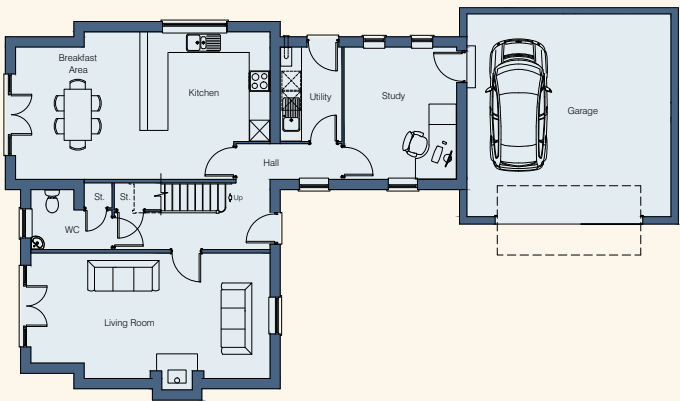


PLOT
6

CGI is indicative only and may be subject to change.

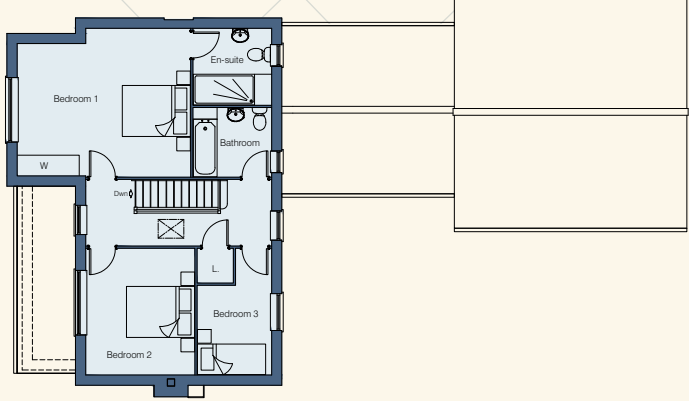
Three bedroom detached house

- Master bedroom with en-suite
- Large open plan kitchen/dining area
- Separate study/home office
- Separate utility room
- Separate living room
- Double garage with access from house



GROUND FLOOR

| | | |
|----------------|---------------------|-----------------------|
| Living Room | 6.95m x 3.65m | (22' x 10') |
| Kitchen | 3.60m x 4.30m (max) | (11'9" x 14'1" (max)) |
| Breakfast area | 3.60m x 3.85m | (11'9" x 12'7") |
| Study | 3.25m x 3.85m | (10'7" x 12'7") |
| Utility room | 1.75m x 2.75m | (5'9" x 9') |
| Cloakroom | | |



FIRST FLOOR

| | | |
|-----------------|---------------|-----------------|
| Master Bedroom | 5.00m x 4.30m | (16'5" x 14'1") |
| En-Suite Shower | | |
| Bedroom 2 | 3.15m x 3.65m | (10'4" x 12'0") |
| Bedroom 3 | 2.15m x 2.55m | (7'1" x 8'4") |
| Family Bathroom | | |

Gross Internal Area (approx.) **153 sq. m.** **1646 sq. ft.**

Whilst these floor plans and measurements have been calculated and prepared with all due care for the convenience of intending purchasers, the information contained herein is a preliminary guide only. Final room dimensions may vary. Measurements shown in metric and imperial.

THE BAILEY

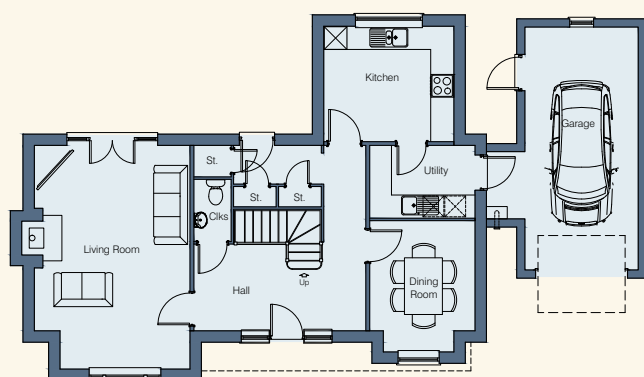


PLOT
9

CGI is indicative only and may be subject to change.

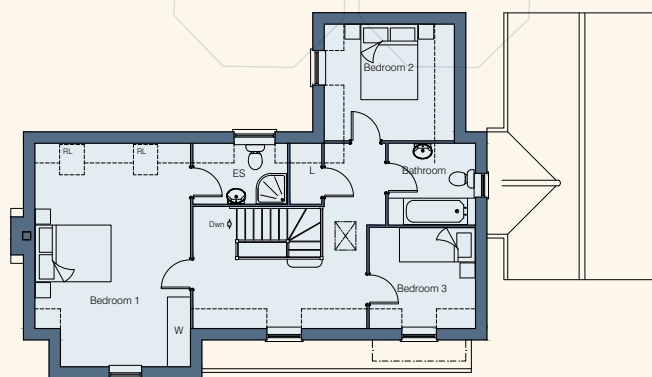
Three bedroom detached house

- Master bedroom with en-suite
- Separate living room
- Separate dining room
- Separate utility room
- Garage with access from house
- Corner plot



GROUND FLOOR

| | | |
|--------------|---------------------|----------------------|
| Living Room | 4.05m x 5.85m | (13'3" x 19'2") |
| Kitchen | 3.35m x 3.00m | (11'0" x 9'11") |
| Dining Room | 2.75m x 3.40m (max) | (9'0" x 11'6" (max)) |
| Utility room | 2.70m x 1.90m | (8'10" x 6'3") |
| Cloakroom | | |



FIRST FLOOR

| | | |
|-----------------|---------------|-----------------|
| Master Bedroom | 4.05m x 5.85m | (13'3" x 19'2") |
| En-suite Shower | | |
| Bedroom 2 | 3.35m x 3.05m | (11'0" x 10'0") |
| Bedroom 3 | 2.75m x 2.60m | (9'0" x 8'6") |
| Family Bathroom | | |

Gross Internal Area (approx.) **142 sq. m.** **1528 sq. ft.**

Whilst these floor plans and measurements have been calculated and prepared with all due care for the convenience of intending purchasers, the information contained herein is a preliminary guide only. Final room dimensions may vary. Measurements shown in metric and imperial.

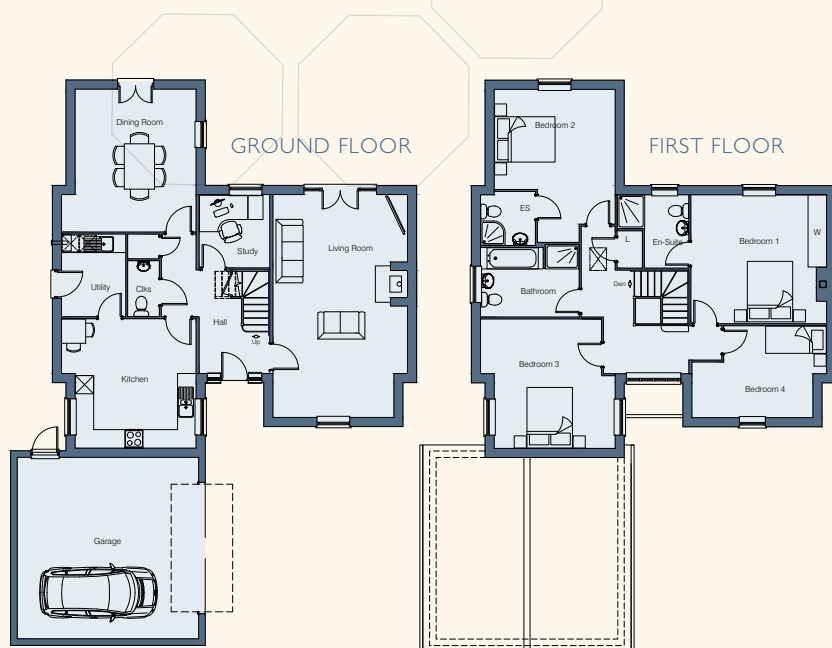
THE BELVEDERE



CGI is indicative only and may be subject to change.

Four bedroom detached house

- Master bedroom with en-suite
- Second double bedroom with en-suite
- Separate dining room
- Separate utility room
- Separate study/home office
- Double attached garage



GROUND FLOOR

| | | |
|-------------------|---------------|------------------|
| Living Room | 4.35m x 7.30m | (14'3" x 23'11") |
| Kitchen/Breakfast | 3.90m x 4.20m | (12'9" x 13'9") |
| Dining Room | 3.90m x 4.65m | (12'9" x 15'3") |
| Study | 2.25m x 2.35m | (7'5" x 7'8") |
| Utility room | 2.05m x 2.70m | (6'9" x 8'8") |
| Cloakroom | | |

FIRST FLOOR

| | | |
|-----------------|---------------------|------------------------|
| Master Bedroom | 4.40m x 4.20m | (14'5" x 13'9") |
| En-Suite Shower | | |
| Bedroom 2 | 3.95m x 4.40m (max) | (12'11" x 14'5" (max)) |
| En-Suite Shower | | |
| Bedroom 3 | 3.90m x 4.20m | (12'9" x 13'9") |
| Bedroom 4 | 3.90m x 2.95m | (12'9" x 9'7") |
| Family Bathroom | | |

Gross Internal Area (approx.) **189 sq. m.** **2034 sq. ft.**

Plan to PLOT 7 shown. PLOT 8 is the same as PLOT 7, but handed. Whilst these floor plans and measurements have been calculated and prepared with all due care for the convenience of intending purchasers, the information contained herein is a preliminary guide only. Final room dimensions may vary. Measurements shown in metric and imperial.

INDIVIDUAL DETAIL

Kitchen and Utility Rooms

- Beautifully designed fully fitted kitchens in Shaker style in a range of colours with Corian work tops
- Integrated NEFF appliances to include double oven and 5 ring gas hob with pewterglass splashback
- Chrome mixer taps, stainless steel extractor hood and integrated NEFF dishwasher and fridge/freezer
- Ceramic floor tiling from Porcelanosa (except plot 5)

Bathrooms and En-suite showers

- White sanitary ware from Roca Gap range
- Chrome taps and fittings
- Mains pressure thermostatic controlled showers
- Semi pedestal basins and concealed cisterns where possible
- Ceramic wall and floor tiling from Porcelanosa

Heating and Hot Water

- Gas fired central heating
- High efficiency gas boiler with dual zone thermostatically controlled radiators
- Immersion back up for hot water
- Heated dual fuel towel rails to bathrooms and en suite shower rooms
- Gas fire appliance to lounge (except plot 10)

Internal Features

- All walls and ceilings skimmed prior to decorating.
- Eggshell finish to skirting and architraves
- Coving to lounge and master bedrooms
- Vertical panel internal doors painted white with chrome ironmongery
- White painted timber staircases with stained hardwood handrail
- Timber French doors

External Features

- Front gardens turfed & landscaped, rear gardens turfed
- Single or double garages with electric operated up and over doors
- Outside tap
- Cavity wall insulation
- Pathways and patios in Marshalls Saxon Buff slabs

Electrical

- TV points to all living rooms and bedrooms.
- Satellite and terrestrial TV aerial.
- Chrome electrical fittings to kitchens, bathrooms and en-suite shower rooms
- Under pelmet lighting to kitchens
- Chrome recessed spot lights to kitchen areas, bathrooms and en-suite shower rooms
- Light and power supplied to garages
- Smoke detectors
- Outside light fittings with movement sensor or dawn/dusk control
- NHBC 10Year Buildmark Warranty



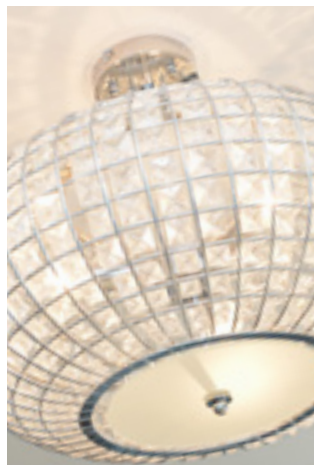
CHELSTEEN HOMES

Chelsteen Homes has been building high quality new homes throughout Essex, Hertfordshire, Suffolk and Cambridge for over thirty years.

We are a small volume house builder carrying out a broad range of developments from first time buyer apartments to large executive homes.

We pride ourselves in building high quality homes individually designed with well apportioned living spaces using traditional methods of construction and employing local sub-contractors.

Visit www.chelsteen.co.uk to view our past, present and future developments.

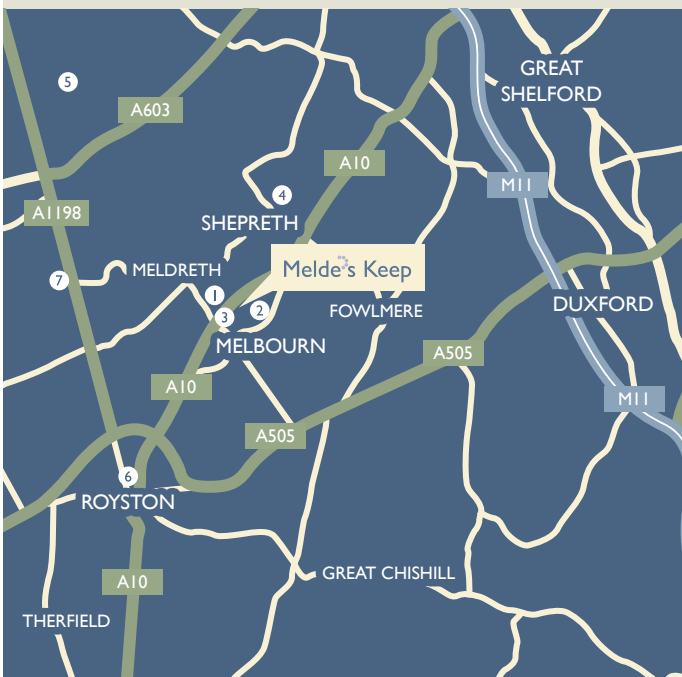


Melde's Keep

AREA MAP



LOCAL MAP



1. Melreth Station, mainline train service to Cambridge and Kings Cross, London
2. Melbourn Science Park
3. Sheene Mill
4. Shepreth Wildlife Park
5. Wimpole Hall
6. Royston Cave
7. Bassingbourne Snow Sports Centre

Terms and conditions.

The information in this brochure is indicative and is intended to act as a guide only. Our partners and we operate a policy of continuous improvement and individual features may vary. The details in this brochure should not be relied upon, are for guidance purposes only and remain subject to change without prior notice. Consequently these particulars cannot be relied upon as accurately describing any of the specified matters prescribed by any order made under the Property Misdescriptions Act 1991 nor do they constitute a contract, part of a contract or a warranty. Melde's Keep is a marketing name and may not form part of the final postal address. Computer generated, lifestyle, area and specification images are indicative only and may be subject to change. All distances and maps are correct at the time of going to print according to Google Maps and National Rail. Journey times are approximate. Printed May 2016.

Melde's Keep

Melbourn, Cambridgeshire SG8 6ED

CHELSTEEN HOMES
www.chelsteen.co.uk