



## 2, Windmill View

Steeple Morden, Royston,  
Cambridgeshire, SG8 0BB

Freehold - Offers in Excess of £900,000

country  
properties

A stunning, 5 double bedroom, light and particularly spacious, detached executive home in a cul-de-sac location! Located in Windmill View, Steeple Morden this fantastic family home is immaculately presented throughout and offers open plan, versatile accommodation with approx. 2800sq ft of living space including a high specification 28ft L shape kitchen/diner overlooking the rear garden and interlinking seamlessly with the family/music room that itself then opens to the lounge. On the first floor are 4 true double bedrooms (2 en-suite) and a family bathroom, on the second is a further large double bedroom and WC. Externally to the front is an attractive, enclosed garden laid to lawn and 3-4 car driveway leading to the double garage. To the rear is a large approx. 65ft x 50ft rear garden with play area, patio seating area, timber storage shed and gated access to the front. A truly impressive residence in popular village location that must be viewed in person to be fully appreciated!!



- Beautifully presented & spacious executive home
- High specification open plan kitchen diner with integral Neff appliances
- Double Garage / Gym
- EPC Rating D
- 5 Double bedrooms – 2 en-suite
- Separate Utility room
- Large rear garden with play area
- Council Tax Band G

## Accommodation

### Entrance Porch

Opaque glazing to front, built in shoe storage area, glazed door to:

### Entrance Hallway

Radiator, stairs rising to the first floor, under stairs cupboard, doors to kitchen/diner, lounge and cloakroom.

### Cloakroom

11' 3" x 4' 3" (3.43m x 1.30m)

Window to the front aspect, radiator, WC, wash hand basin, coat hanging area.

### Lounge

15' 6" x 12' 3" (4.72m x 3.73m)

Window to the front aspect, radiator, inset modern feature fire and TV point, opening to:

### Family/Playroom

9' 9" x 12' 3" (2.97m x 3.73m)

Radiator, opening to:

## Kitchen/Diner

22' 3" x 28' 1" max (6.78m x 8.56m)

Three radiators, windows to rear and side aspects, 3 large Velux windows to the rear aspect, two sets of double doors onto the rear garden. L shape arrangement with dining area at rear leading to high spec kitchen consisting of a range of wall mounted and base level units with quartz work surface over and inset sink with drainer, two integral Neff oven/grill, dishwasher, fridge, freezer. Large central island with quartz work surface and integral Neff induction hob with extractor over, breakfast bar and storage units under. Door to entrance hall, door to utility.

## Utility

11' 6" x 5' 6" (3.51m x 1.68m)

Window to the front aspect, radiator, range of wall mounted and base level units with work surface over and inset sink with drainer, space for washing machine and tumble dryer.

## First Floor

### Landing

Radiator, airing cupboard, stairs rising to the second floor, doors to:



### Master Bedroom

21' 6" x 17' 0" (6.55m x 5.18m)

Two windows to the rear, Velux window to the front aspect, two radiators, built in storage cupboards, door to:

#### En-suite

9' 7" x 17' 0" (2.92m x 5.18m)

Window to the front aspect and Velux window to the front aspect, WC, double wash hand basin, free standing bath with shower attachment, heated towel rail, walk in double shower with screen.

#### Bedroom Two

12' 0" x 11' 5" (3.66m x 3.48m)

Window to the rear aspect, radiator, door to:

#### En-suite

Window to the rear aspect, WC, wash hand basin, heated towel rail, bath with shower attachment over and screen.

#### Bedroom Three

10' 7" x 10' 0" (3.23m x 3.05m)

Window to the front aspect, radiator, low level storage cupboard.

#### Bedroom Four

13' 4" max x 8' 10" (4.06m x 2.69m)

Window to the rear aspect, radiator.

#### Family Bathroom

Window to the front aspect, heated towel rail, WC, wash hand basin, bath with shower over and screen.



## Second Floor

### Landing

Storage cupboards, door to WC, door to:

### Bedroom Five

22' 3" x 9' 8" (6.78m x 2.95m)

Two Velux windows to the front aspect, two radiator, two eaves storage cupboards.

### WC

Roof light to front, WC, wash hand basin, heated towel rail.

## External

### Front

Front garden laid to lawn with 3-4 car driveway leading to double garage with electric up and over doors, gated access to rear at side.

### Garage

21' 4" x 18' 4" (6.50m x 5.59m)

Window to the rear aspect, light, power, TV point, two electric up and over doors, pedestrian door to rear.

### Rear

Rear garden laid to lawn measuring approx. 65ft x 52ft, patio seating area at head and side. Large play area, timber storage shed, pedestrian access to garage, gated access at side to front.

## Agents Notes

### Steeple Morden

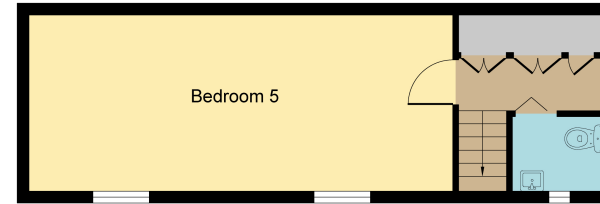
Steeple Morden is a village and civil parish in Cambridgeshire, England, about 15 miles south west of Cambridge and 5 miles west of Royston surrounded by tranquil countryside and farmland. The village is well known locally for its strong sense of community and has a range of local amenities including a pub, village hall, and shop as well as a popular C of E primary school and the historic 13th Century church that serves as the local focal point of the village. The property is located approx. 2 miles from Ashwell & Morden Railway Station with direct links to London Kings Cross and Cambridge.



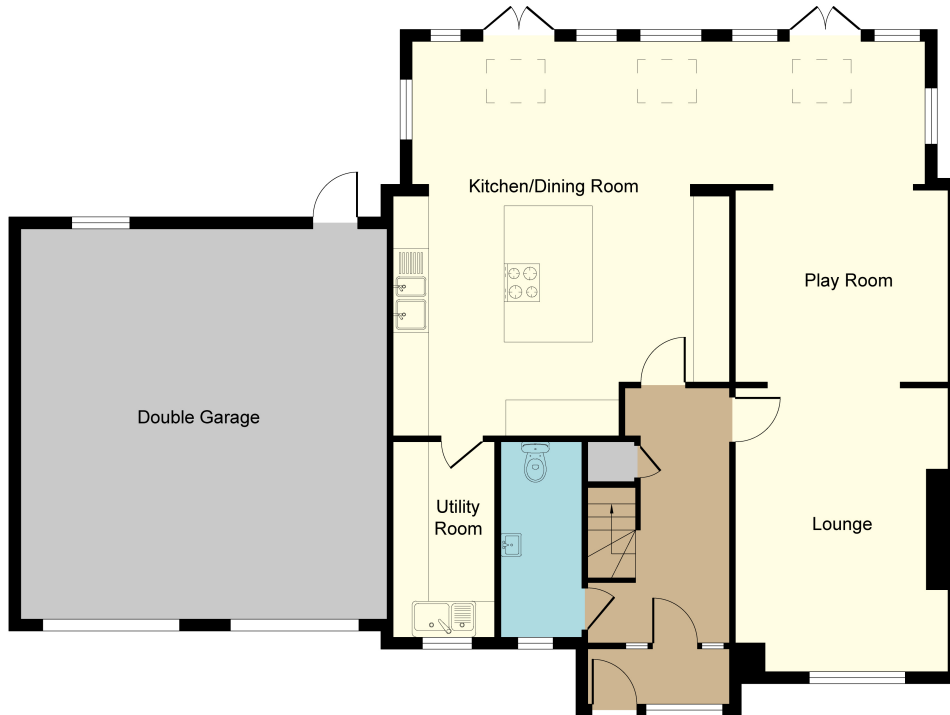


## 2 Windmill View, Steeple Morden, SG8 0BB

**Second Floor**  
Area: 27.9 m<sup>2</sup> ... 300 ft<sup>2</sup>



**Ground Floor**  
Area: 132.1 m<sup>2</sup> ... 1422 ft<sup>2</sup>



**First Floor**  
Area: 101.9 m<sup>2</sup> ... 1099 ft<sup>2</sup>



**Total Area: 261.9 m<sup>2</sup> ... 2821 ft<sup>2</sup>**  
All Measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	63	76
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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

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