



40, New Road

Guilden Morden, Royston,  
Cambridgeshire, SG8 0JN

£600,000

COUNTRY  
PROPERTIES

A very well maintained, deceptively spacious, light and airy, 4/5 bed chalet bungalow located on New Road in ever popular village of Guilden Morden benefitting from stunning panoramic views over paddocks and open farmland. With 2-3 bedrooms on the ground floor and a further 2 good size bedrooms on the first, this fantastic home offers particularly versatile accommodation and ample scope for further re-configuration / extension STPP. Externally the property sits in a lovely size plot with front garden laid to lawn with driveway providing parking for 3-5 cars and a beautifully presented approx. 60ft south facing rear garden overlooking paddocks and open countryside. A fantastic home that must be viewed in person to appreciate the flexibility of the accommodation on offer!

- 4/5 Bed chalet bungalow
- Well maintained throughout
- Wonderful rear garden
- Off road parking for multiple vehicles
- Fantastic panoramic country views
- Lots of scope for re-configuration/extension
- Sought after village location
- Chain Free!

## Accommodation

### Entrance Porch

Door to:

### Entrance Hallway

Radiator, stairs to the first floor, under stairs storage cupboard, doors to:

### Lounge

13' 4" x 12' 9" (4.06m x 3.89m)

Window to the front and side aspect. radiator, open fire with stone surround and tiled hearth.

### Bedroom One

12' 9" x 12' 0" (3.89m x 3.66m)

Window to the front aspect, radiator.

### Dining Room/Bedroom Five

11' 9" x 9' 4" (3.58m x 2.84m)

French doors to rear garden, radiator.

### Family Bathroom

Window to the rear aspect, heated towel rail, radiator, WC, wash hand basin, bath.

### Kitchen

13' 11" x 10' 7" (4.24m x 3.23m)

Windows to the front and the side aspect, radiator, range of wall mounted and base level units with work surface over and inset sink with drainer, integral oven/grill, gas hob with extractor over, space for dishwasher and fridge/freezer, built in pantry cupboard, door to:

### Utility

11' 8" x 7' 1" (3.56m x 2.16m)

Radiator, external door to rear garden, range of wall mounted and base level units with work surface over and inset sink with drainer, space for a washing machine, tumble dryer and fridge/freezer, wall mounted boiler, doors to bedroom two and the shower room.



## Shower Room

Window to the side and rear aspect, heated towel rail, radiator, wash hand basin, WC, shower cubicle.

## Bedroom Two

15' 1" x 7' 4" (4.60m x 2.24m)

Window to the front aspect, French doors to rear garden.

## First Floor

### Landing

Doors to bedroom three and four.

### Bedroom Three

13' 2" x 14' 0" (4.01m x 4.27m)

Radiator, window to the rear aspect, built in wardrobes.

### Bedroom Four

13' 1" x 11' 7" max (3.99m x 3.53m)

Window to the side aspect, radiator, eaves storage.

## External

### Front

Front garden laid to lawn with gravel driveway providing parking for 3-5 cars. Gated access to rear at side.

## Rear

Southerly facing rear garden measuring approximately 60ft x 40ft with ornamental shrubs, trees, beds & borders, timber storage shed, panoramic views over open farmland and paddocks.

## Guilden Morden

The village of Guilden Morden borders Hertfordshire, Cambridgeshire and Bedfordshire. The closest town being Royston, a 10 minute drive away with amenities including supermarkets, cafes/restaurants and main line train station to London Kings Cross. Ashwell & Morden train station is located approximately 3 miles from the property, has parking facilities, and is also on the Cambridge - London Kings Cross line. Central Cambridge is within a maximum of a 25-30 minute drive from the property, as is Baldock, Hertfordshire.

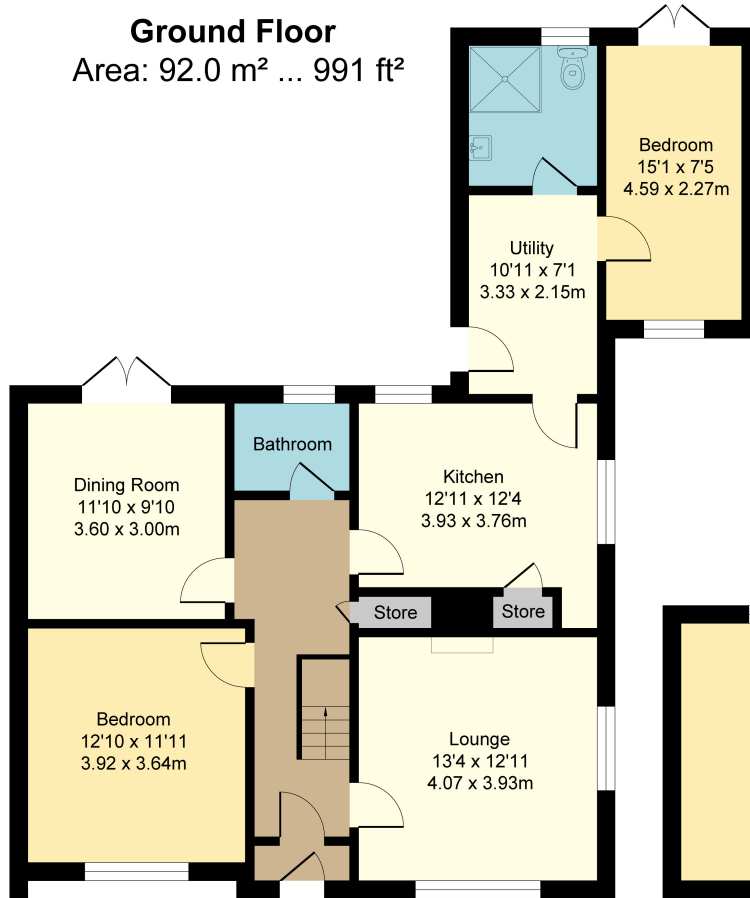
The village is home to a very well regarded Pre-School and Primary School with 'Ofsted rating Good'. The nearest catchment secondary school is Bassingbourn Village College 'Ofsted - Good' and free local transport is available. The village also boasts countryside walks, a Village Hall, two Public Houses and many groups and sports clubs ideal for families of all ages



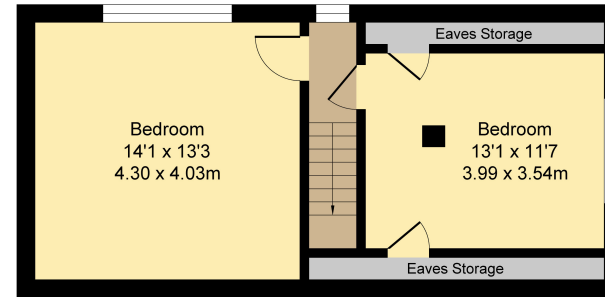


# 40 New Road, Guilden Morden

**Ground Floor**  
Area: 92.0 m<sup>2</sup> ... 991 ft<sup>2</sup>



**First Floor**  
Area: 39.0 m<sup>2</sup> ... 420 ft<sup>2</sup>



**Total Area: 131.0 m<sup>2</sup> ... 1411 ft<sup>2</sup>**  
All Measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			53
(21-38) <b>F</b>		22	
(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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