



# Mayflower Cottage

Church Farm Lane, Steeple Morden, Steeple Morden,  
Cambs, SG8 0NL

**Freehold - Guide Price £595,000**

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properties



A very well maintained, extended and unusually light & spacious grade 2 listed, 3 bedroom detached thatch cottage in idyllic village location offered to the market chain free! Located on Church Farm Lane in the sought after village of Steeple Morden this fantastic home would benefit from some cosmetic internal modernisation but has been very well cared for and is in a well presented & perfectly liveable condition as is. Internally and on the ground floor, the home offers a large kitchen, dining room, cloakroom and a particularly light & spacious approx. 23ft lounge. On the second floor is 3 generous bedrooms (2 doubles & 1 generous single) and a family bathroom. Externally the home offers a beautiful rear garden laid to lawn and various flower beds measuring approx. 65ft x 50ft with summerhouse, double garage and gated 2-3 car driveway. With a wealth of character features throughout such as the exposed timber beams and large inglenook fireplace this true British 'chocolate box' cottage must be seen in person to appreciate the character, accommodation and wonderful setting on offer.

- Chain free detached character cottage
- Upstairs family bathroom and downstairs cloakroom
- Stunning rear garden
- Wonderful character features
- 3 generous bedrooms
- Unusually light & spacious throughout
- Double garage and off road parking for 2-3 cars
- Council Tax Band E / EPC Exempt (Grade 2 Listed)





## Accommodation

### Entrance Porch

Window to both sides, glazed panel door to:

### Lounge

23' 9" x 16' 3" max (7.24m x 4.95m)

Two windows to the front aspect, two radiators, sliding door to rear garden, under stairs storage cupboard, inglenook fireplace, door to inner hallway, doorway to:

### Dining Room

12' 2" x 12' 10" (3.71m x 3.91m)

Window to the front aspect. window to the side aspect, radiator, oil fired boiler, opening to:

### Kitchen

10' 8" x 11' 9" (3.25m x 3.58m)

Two windows to the rear aspect, radiator, storage cupboard, range of wall mounted and base level units with work surface over and inset sink with drainer, space for a washing machine, fridge and freezer, cooker with extractor hood over, external door to side.

### Inner Hallway

Radiator, stairs to the first floor, door to:

### Cloakroom

Window to the rear aspect, radiator, wash hand basin, WC.





## First Floor

### Landing

Window to the side aspect, loft hatch, doors to:

### Bedroom One

14' 5" x 9' 5" (4.39m x 2.87m)

Two windows to the front aspect, radiator, built in wardrobes.

### Bedroom Two

9' 9" x 9' 9" (2.97m x 2.97m)

Window to the side aspect, radiator.

### Bedroom Three

10' 3" x 7' 5" (3.12m x 2.26m)

Window to the rear aspect, radiator.

### Bathroom

Window to the side aspect, radiator, wash hand basin, bath, shower cubicle.





## External

### Rear

Easterly facing rear garden laid to lawn measuring approximately 65ft x 50ft with mature beds and borders housing ornamental shrubs and trees, timber summer house, double garage and driveway at side, gated access to driveway at front.

### Detached Double Garage

Light, power, electric up and over door to front.

### Front

Front garden laid to lawn, driveway at side leading to gated driveway area and double garage at rear.





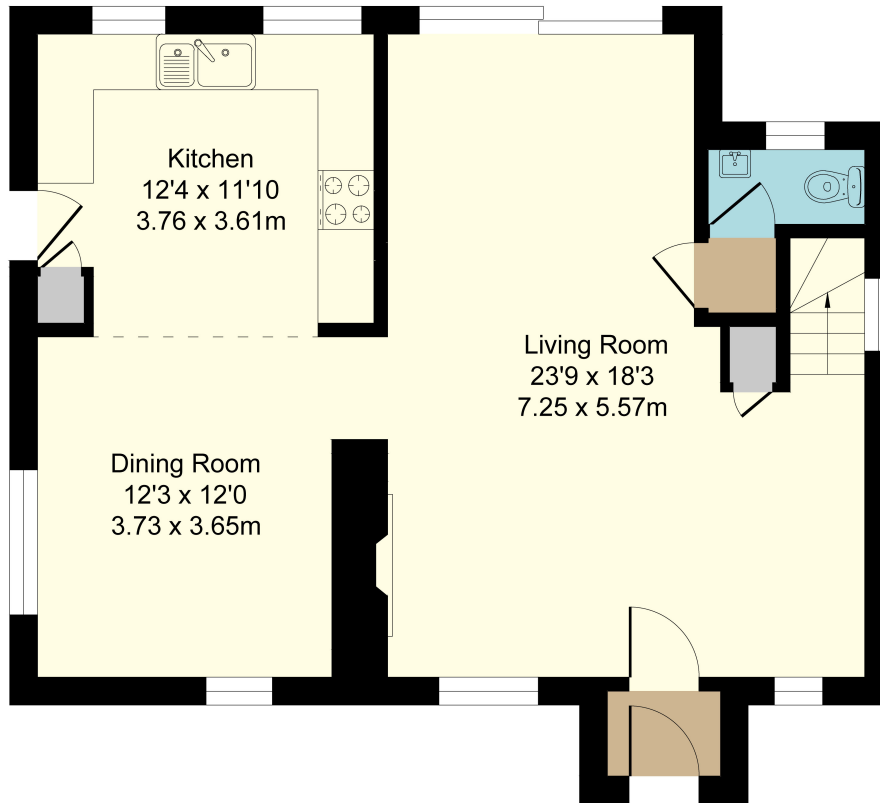




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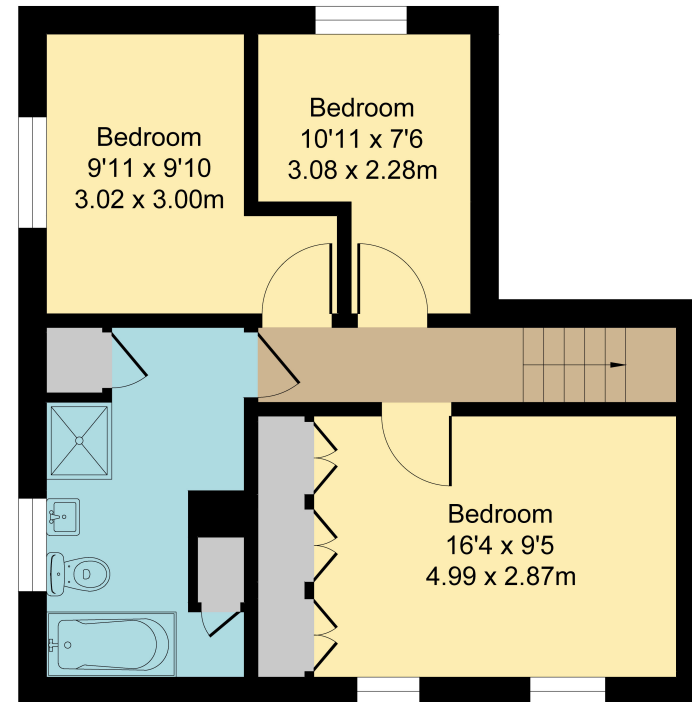
## Ground Floor

Area: 63.7 m<sup>2</sup> ... 686 ft<sup>2</sup>



## First Floor

Area: 42.2 m<sup>2</sup> ... 454 ft<sup>2</sup>



Total Area: 105.9 m<sup>2</sup> ... 1140 ft<sup>2</sup>

All Measurements are approximate and for display purposes only

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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