



7 Thompsons Meadow, Guilden Morden, Royston,
Cambridgeshire. SG8 0UA.

COUNTRY PROPERTIES
PART OF HUNTERS
EXCLUSIVE



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O.I.E.O Freehold
£800,000

Country Properties are delighted to offer to the market this wonderful 5 bedroom detached executive home located in a quiet cul de sac in the sought after and historic village of Guilden Morden. Internally the property is beautifully presented, providing light and spacious accommodation throughout with 4 reception rooms, 5 generous bedrooms and a large, welcoming entrance hall. Externally the property offers comfortable driveway parking for 4 cars, double garage, an insulated external home office/outbuilding with light and power and an attractive rear garden with stunning views over open farmland to the rear.

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.





Ground Floor

Entrance Hall

Large, welcoming entrance hall with recess for coat and shoe storage, under stairs cupboard, stairs to first floor, doors to:-

Lounge

13' 6" x 15' 2" (4.11m x 4.62m)

Radiator, two windows to rear aspect, wrought iron tiled working fireplace with timber surround.

Dining Room

13' 5" x 9' 2" (4.09m x 2.79m)

Radiator, window to front aspect, opening to:-

Garden Room

15' 7" x 10' 8" (4.75m x 3.25m)

Radiator, French doors to rear garden.



Study

10' 0" x 7' 1" (3.05m x 2.16m)

Radiator, window to front aspect.

Cloakroom

W.C, wash hand basin, radiator, window to front aspect.

Kitchen

17' 1" x 12' 5" (5.21m x 3.78m)

Radiator, two windows to front aspect, range of wall mounted & base units with work surface over and inset sink & drainer, integral oven/grill, induction hob with extractor hood over, space for large American style fridge freezer, space for dishwasher, seating area for table & chairs, door to:-

Utility Room

6' 8" x 5' 8" (2.03m x 1.73m)

Wall mounted & base units with work surface over and inset sink & drainer, space for washing machine, oil fired boiler, external door to side aspect:-



First Floor

Landing

Light, spacious landing space, radiator, loft hatch, walk in wardrobe, airing cupboard, window to front aspect, window to side aspect, doors to:-

Master Bedroom

11' 7" x 12' 6" (3.53m x 3.81m)

Generous double overlooking open farmland to rear, radiator, two windows to rear aspect, built-in storage cupboards, door to:-

En-Suite

Shower cubicle, heated towel rail, wash hand basin, W.C, frosted window to side aspect.



Bedroom 2

16' 3" x 14' 4" (4.95m x 4.37m)

Radiator, two Velux windows to rear aspect, window to front aspect, eaves storage.

Bedroom 3

12' 5" x 10' 2" (3.78m x 3.10m)

Window to front aspect, radiator, built-in storage cupboards.

Bedroom 4

10' 0" x 8' 3" (3.05m x 2.51m)

Window to front aspect, radiator, built-in storage cupboards.

Bedroom 5

12' 1" x 6' 9" (3.68m x 2.06m)

Window to rear aspect, radiator, built-in storage cupboards.



Bathroom

12' 5" x 5' 9" (3.78m x 1.75m)

Fully tiled, bath with shower attachment, W.C, wash hand basin, bidet, heated towel rail, shower cubicle.

External

Frontage

Pleasant lawned area, gated side access to rear, driveway parking for multiple vehicles leading to:-

Double Garage

Light, power, two up & over doors.

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.



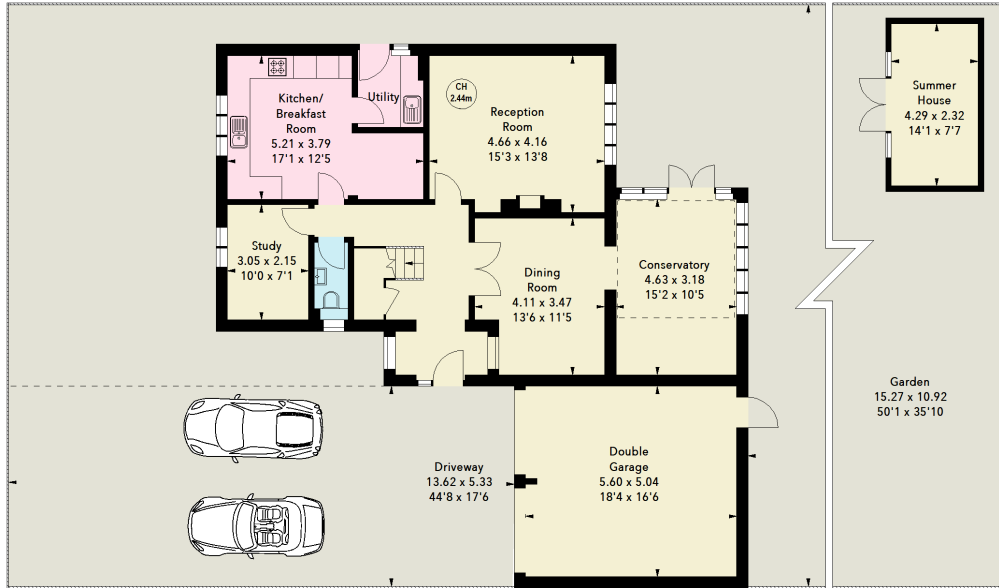
Rear Garden

South-West facing rear garden overlooking open farmland to the rear, patio area leading to lawned garden with established beds and borders, insulated timber office/hobby room with light and power. Sheltered BBQ area, oil tank, side gated access to front, rear door to garage.

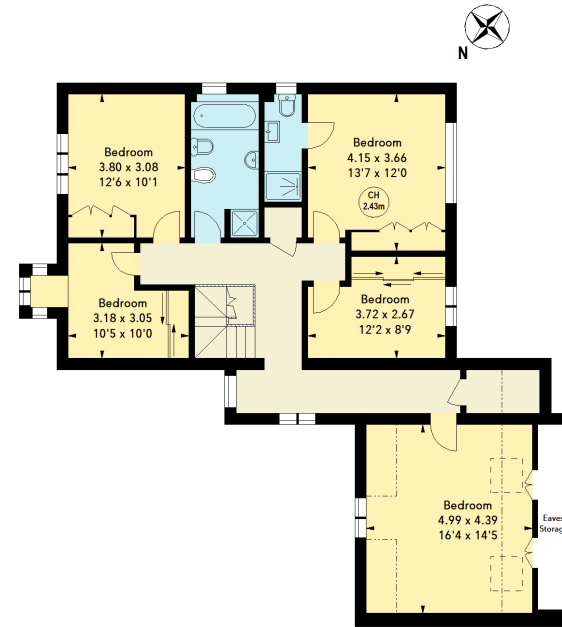
Thompsons Meadow, SG8

Approximate Area = 244.42 sq m / 2631 sq ft
 (Including Summer House & Eaves Storage)
 Summer House= 9.85 sq m / 106 sq ft
 Eaves Storage= 3.90 sq m / 42 sq ft

Key :
 CH - Ceiling Height

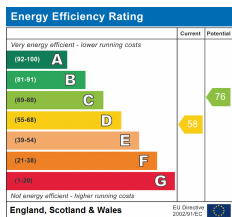


First Floor
 Approx. 124.76 sq m / 1343 sq ft



First Floor
 Approx. 109.81 sq m / 1182 sq ft

Illustration For Identification Purposes Only.
 All measurements and areas are approximate, not to scale.
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Viewing Arrangements

Strictly by prior appointment only through
 Country Properties Baldock 01462 895061 - www.country-properties.co.uk





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