



47 Station Road, Steeple Morden, Royston, Cambridgeshire.  
SG8 0NW.

COUNTRY PROPERTIES  
PART OF HUNTERS  
EXCLUSIVE



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**Freehold**  
**£995,000**

Country Properties are delighted to offer to the market this well presented and substantial 5 double bedroom detached home enjoying stunning views over open farmland. This fantastic family home sits on a plot of approx. 0.55 acres and internally offers a wealth of spacious, versatile accommodation including a 27ft Kitchen/Dining Room overlooking the beautiful rear garden and an 18ft Master Bedroom suite with balcony and floor to ceiling windows capturing stunning views over open farmland. Externally to the rear, is a patio terrace leading to a large open lawn garden with mature beds, borders and trees. 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.





## Ground Floor

### Entrance Hall

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

### Cloakroom

Window to front aspect, wash hand basin, W.C.

### Office/Dining Room

11' 3" x 10' 6" (3.43m x 3.20m)

Window to front aspect, radiator.

### Playroom/Study

10' 11" x 8' 9" (3.33m x 2.67m)

Dual aspect with window to rear and to side aspect, external door to rear terrace.



## Lounge

25' 0" x 12' 4" (7.62m x 3.76m)

Brick fireplace with log burner and stone hearth, radiator, dual aspect with window to side x 2 and window to front aspect, sliding door to:

## Conservatory

13' 2" x 8' 8" (4.01m x 2.64m)

Sliding door to rear terrace.

## Kitchen/Dining Room

27' 2" x 11' 1" (8.28m x 3.38m)

Radiator, window to rear aspect x 2, French doors to rear terrace, range of wall mounted and base level units with oak work surface over, inset sink and drainer, island unit with oak surface and breakfast bar, Rangemaster cooker with extractor hood over, space for large American style fridge freezer, space for dishwasher, door to:



### Utility

17' 2" x 8' 5" (max) (5.23m x 2.57m)

Window to front aspect, wall mounted and base level units with work surface over, space for washing machine and fridge, door to entrance hall, door to:

### Garage

17' 5" x 8' 2" (5.31m x 2.49m)

Pedestrian door to side, up and over door to front.

### First Floor

#### Landing

Loft hatch, external door to flat roof to front, doors to:

#### Master Suite

12' 4" x 18' 4" (3.76m x 5.59m)

Radiator, triple aspect room with window to front, floor to ceiling window to side and French doors to balcony at rear, built-in storage cupboard, door to:



### En-Suite

10' 2" x 6' 6" (3.10m x 1.98m)

Window to rear aspect x 2, W.C, wash hand basin, heated towel rail, bath with shower attachment, shower cubicle.

### Bedroom 2

11' 9" x 9' 8" (3.58m x 2.95m)

Window to rear aspect, radiator, built-in storage cupboard, door to:

### En-Suite

Window to rear aspect, wash hand basin, W.C, heated towel rail, shower cubicle.

### Bedroom 3

14' 4" x 11' 0" (4.37m x 3.35m)

Window to front aspect, radiator, built-in wardrobes x 2.

### Bedroom 4

13' 9" x 8' 3" (4.19m x 2.51m)

Window to front, radiator.



### **Bedroom 5**

10' 0" x 7' 0" (3.05m x 2.13m)

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

### **Family Bathroom**

Window to rear aspect, wash hand basin, heated towel rail, bath with shower attachment, shower cubicle.

### **External**

#### **Front**

Front garden laid to lawn with large on-off circular gravel driveway providing off road parking for multiple vehicles, gated access at side to rear.

#### **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.

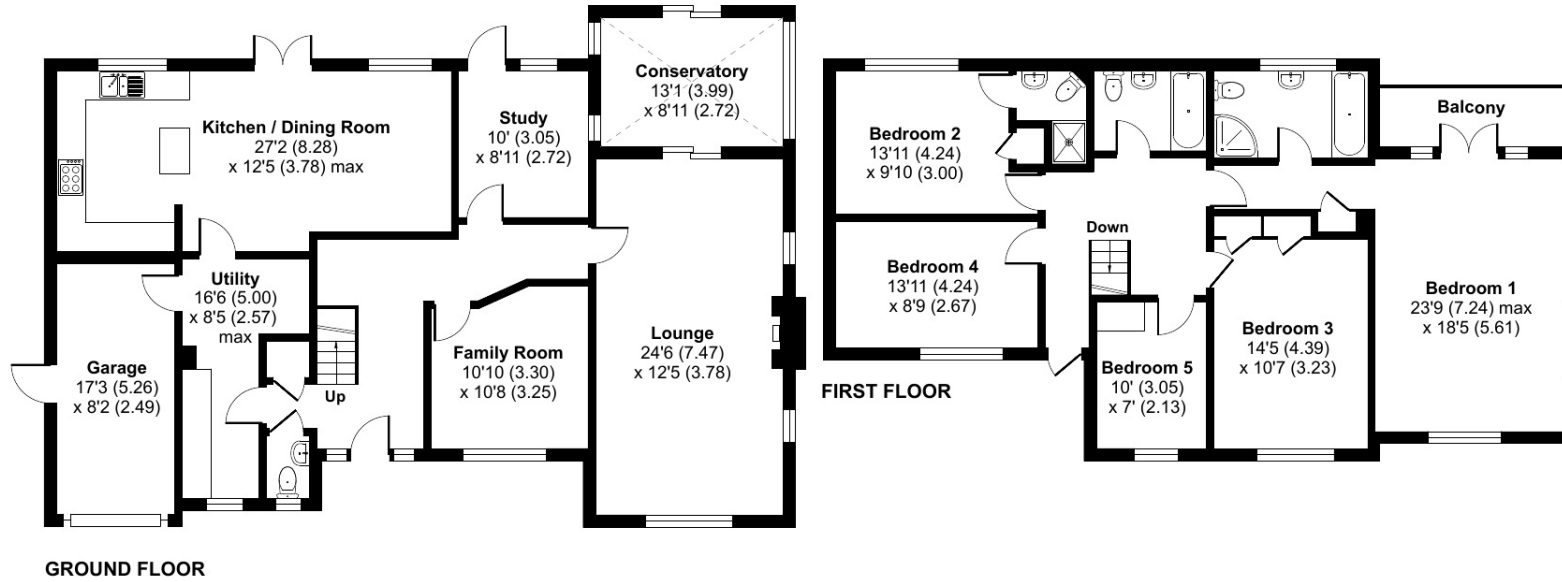


### **Rear**

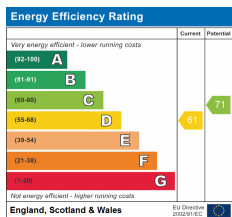
Patio Terrace leading to lawned rear garden with various shrubs, beds, borders and trees, large timber storage shed, log store, Koi pond, orchard area to rear with various fruit trees, gated access at side to front.

Approximate Area = 2546 sq ft / 236.5 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2023. Produced for Country Properties. REF: 990472



### Viewing Arrangements

Strictly by prior appointment only through

Country Properties Baldock 01462 895061 - [www.country-properties.co.uk](http://www.country-properties.co.uk)





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