



High Street
GULDEN MORDEN,
Cambridgeshire, SG8 0JS
Freehold- OIEO £650,000

country
properties

This truly charming Grade II listed thatched cottage is dating back to the 18th century, set within the heart of the highly regarded village of Guilden Morden. Enjoying breath taking views over open farmland to the rear and sitting within a beautifully landscaped 0.4 acre plot. This exceptional home effortlessly blends period charm with generous, versatile living space. The property has recently benefited from a brand-new thatched roof, offering peace of mind and preserving the character and integrity of this beautiful period home for years to come.

Steeped in character, the cottage showcases a wealth of original features throughout, including exposed timber beams, brick paver flooring, and an impressive inglenook fireplace with wood-burning stove. The ground floor offers three well-proportioned reception rooms, providing flexibility for family living, entertaining or home working. These include a welcoming sitting room, a formal dining room with open fireplace and pantry cupboard, and a light-filled sun room overlooking the garden. A fitted kitchen, complete with extensive storage and a large walk-in pantry, enjoys views over the rear garden and provides direct access via a traditional stable door. A family bathroom completes the ground floor accommodation.

To the first floor are three good sized bedrooms, all enjoying dual or front-facing aspects, with one bedroom offering access via a staircase to a further attic room/study on the second floor ideal as a home office, hobby room or occasional guest space.

Outside Approached via a large gravel driveway, the property provides off-road parking for up to four vehicles, with gated access leading to the rear garden. The garden itself is a standout feature extending to approximately 0.4 acres and enjoying an east-facing aspect. Beautifully landscaped, it comprises formal lawns, mature ornamental shrubs and trees, a tranquil pond, and an established orchard area. Beyond this lies a separate vegetable garden complete with greenhouse and garden shed.

A substantial detached masonry and timber-clad outbuilding, complete with light and power, offers exceptional versatility perfect for a workshop, studio, home office or potential ancillary use (subject to the necessary consents).

Location

Guilden Morden is a picturesque and sought-after village, well placed for commuters with excellent road links to the A1(M) and A10, and convenient rail connections via Ashwell & Morden Station, offering fast services to London King's Cross and Cambridge. The village itself benefits from a strong community feel, with amenities including a primary school, village hall, recreation ground, public houses and a network of scenic footpaths. Further shopping, schooling and leisure facilities can be found in nearby towns such as Royston, Baldock, Hitchin and Cambridge.

- 3 Reception rooms - 3 Bedrooms - 1 office - 1 Bathroom
- Wonderful character features throughout with new thatched roof
- Central village location with stunning 0.4 acre garden
- Grade 2 Listed - EPC Exempt - Council Tax Band E



Accommodation

Entrance Hall

13' 4" x 8' 1" (4.06m x 2.46m)

Wall mounted storage heater, under stairs storage cupboard, doors to lounge, dining room and bathroom.

Bathroom

10' 5" x 6' 3" (3.15m x 1.91m)

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

Dining Room

13' 10" x 10' 4" (4.22m x 3.15m)

Window to the front aspect, open fireplace with timber surround and brick hearth, walk in pantry cupboard, door to kitchen.

Kitchen

10' 4" x 14' 1" (3.15m x 4.29m)

Windows to the side and rear aspect, wall mounted electric heater, range of base level units with work surface over, inset sink with drainer, integral oven and grill with induction hob over, space for a washing machine, dishwasher and fridge/freezer, door to large 8ft 7in x 5ft walk in pantry cupboard with space for a large fridge/freezer, external stable door to rear garden.

Sitting Room

13' 3" x 12' 7" (4.04m x 3.84m)

Window to the front aspect, Inglenook fireplace with wood burner, opening to:

Sun Room

10' 6" x 13' 0" (3.20m x 3.96m)

Two windows to the rear aspect, window to the side aspect, wall mounted storage heater

First Floor

Landing

Window to the rear aspect, doors to:



Bedroom One

13' 6" x 13' 3" (4.11m x 4.04m)

Windows to the front and rear aspect, wall mounted electric heater, built in storage cupboard.

Bedroom Two

13' 3" x 10' 5" (4.04m x 3.17m)

Windows to the front and rear aspect, wall mounted electric heater, built in storage cupboard, stairs up to:

Study/Attic Room

10' 7" x 5' 6" (3.23m x 1.68m)

Window to the side aspect, access door to loft space

Bedroom Three

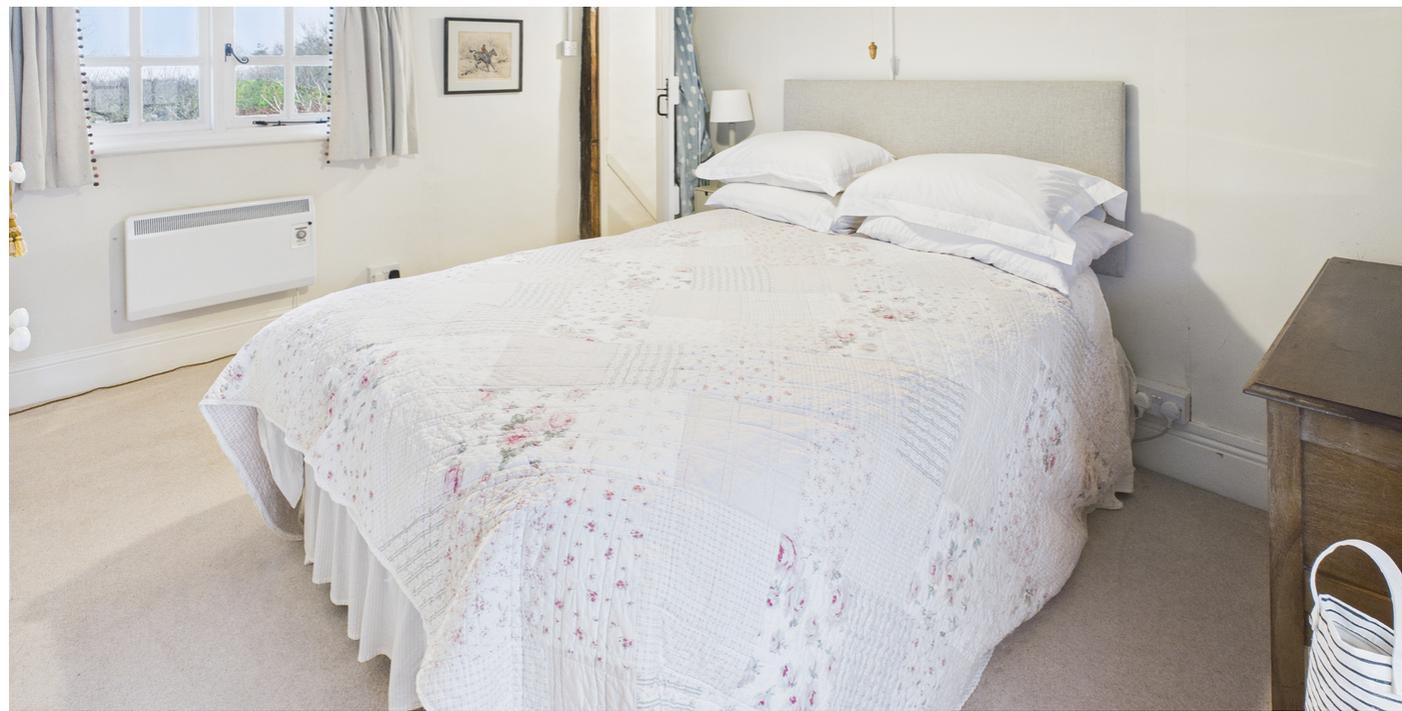
9' 9" x 8' 1" (2.97m x 2.46m)

Window to the front aspect, wall mounted electric heater.

External

Front

Small, gated front garden area laid to shingle with attractive beds and borders housing ornamental shrubs, opening at side to provide a large shingle driveway with off road parking for 4 cars, gated access at side to rear.



Rear

Shingled seating area leading to stunning East facing rear garden laid to lawn approx. 0.4 acre in size. Beautifully landscaped with formal lawn area at the head with pond and various ornamental shrubs and trees leading to an orchard area which in turn leads to a segregated vegetable patch at the rear with greenhouse, garden shed and detached masonry and timber-clad outbuilding with light and power.

Outbuilding

19' 8" x 12' 5" (5.99m x 3.78m)

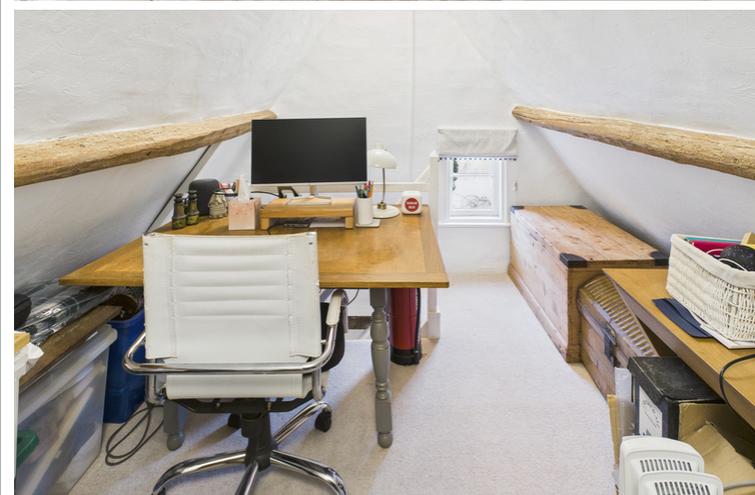
An extremely versatile space comprising; window to the side aspect, light, power, workbenches, wood store, outside tap.

Guilden Morden

Guilden Morden is an attractive and sought after village which is conveniently placed for commuters by road or rail with A1(M) about 6.5 miles to the West, the A10 around 5 miles to the East and Ashwell and Morden Railway Station about 4 miles to the South providing a fast and regular access to London Kings Cross and Cambridge. Local facilities include primary school, two public houses, village hall, recreation ground and many public footpaths for walking. Secondary School education is available at nearby Bassingboun Village College and there are a number of excellent schools and sixth form colleges in Cambridge and Comberton. Further shopping and leisure facilities are widely available in the surrounding towns such as Royston, Baldock, Stevenage and Hitchin.

Agent's Notes

The property benefits from a new thatch, completed in 2026

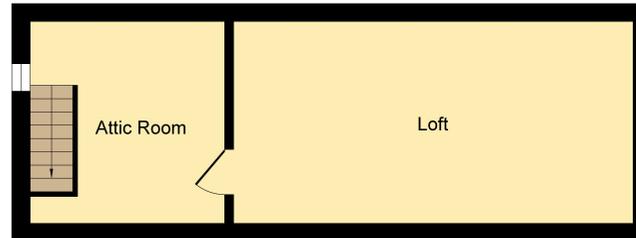




Ground Floor
Area: 80.0 m² ... 861 ft²



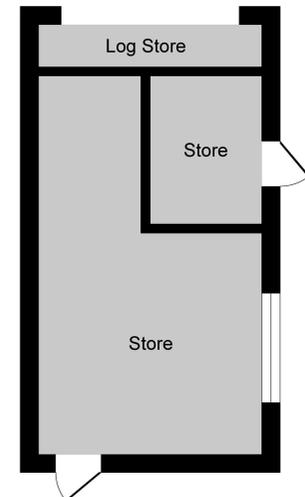
Second Floor
Area: 33.6 m² ... 362 ft²



First Floor
Area: 38.3 m² ... 412 ft²



Outbuilding
Area: 25.8 m² ... 278 ft²



Total Area: 177.7 m² ... 1913 ft²
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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