



89, High Street

GULDEN MORDEN,
Cambridgeshire, SG8 0JS

Freehold Guide Price £675,000

country
properties

A charming, thatched, Grade 2 listed 3 bedroom period cottage with a stunning 0.4 acre garden overlooking open farmland to the rear. This wonderful home located in the heart of the popular village of Guilden Morden dating back to the 18th Century and offers a wealth of original character features such as exposed beams, Inglenook fireplace and brick paviour flooring. The property offers 3 good sized reception rooms, kitchen and bathroom on the ground floor with 3 double bedrooms on the first and a further attic room / study on the 2nd floor via the staircase in the second bedroom. Externally, the property offers a large gravel driveway providing off road parking for 4 cars with gated access to the simply beautiful 0.4 acre rear garden with formal lawns, ornamental plants, shrubs, trees, orchard area, large masonry and timber-clad outbuilding, garden shed, greenhouse and segregated vegetable patch at the rear.

- Grade 2 listed thatched cottage
- Three double bedrooms
- 3 Reception rooms
- Central village location
- Wonderful character features throughout
- Stunning 0.4 acre garden
- Electric heating
- Council Tax Band E



Accommodation

Entrance Hallway

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' 4" 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' 3" x 10' 5" (4.04m x 3.17m)

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)

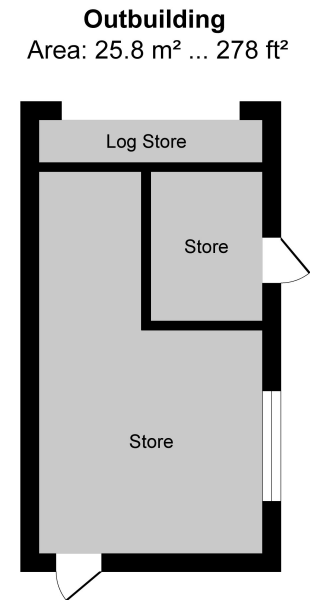
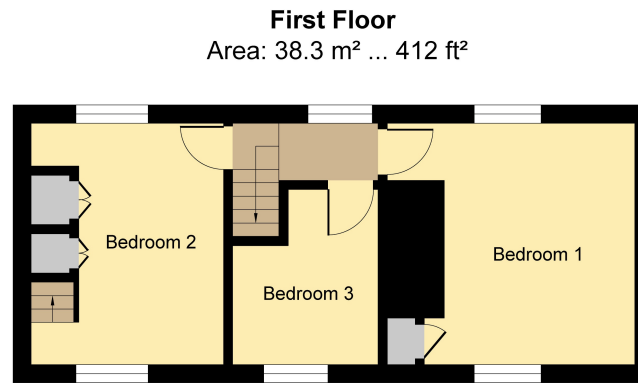
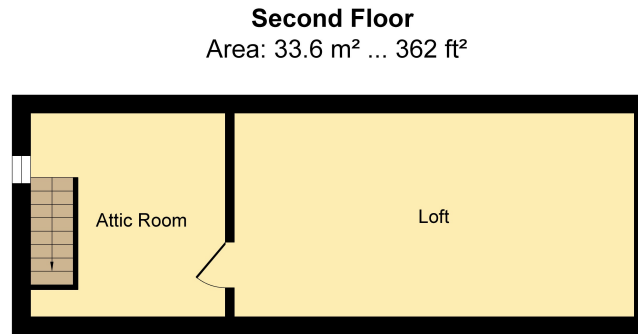
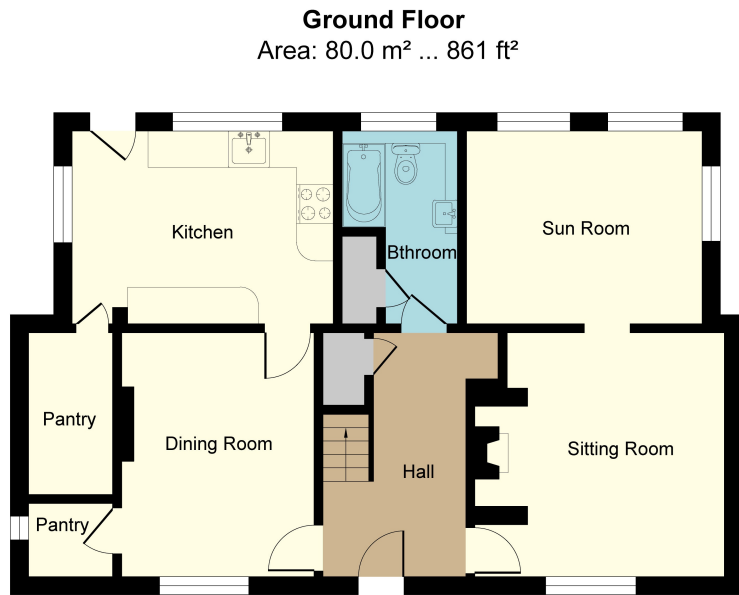
An extremely versatile space comprising; window to the side aspect, light, power, workbenches, wood store, outside tap.

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.







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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