

A two-story brick house with a dark tiled roof and two chimneys. The house features white-framed windows and a central white door with a small pediment. It is surrounded by a gravel driveway, a large green tree on the left, and various shrubs and hedges. The sky is blue with scattered white clouds.

# Hay Street

Steeple Morden, Royston,  
Cambridgeshire, SG8 0PD

**Freehold - Guide Price £925,000**

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A beautifully presented, bright and particularly spacious Georgian style 4 double bedroom, detached family home in sought after village location with stunning views over open farmland to the rear! This fantastic property located on Hay Street, Steeple Morden offers generous proportions throughout (approximately 2000 square feet) with a large and bright entrance hall on the ground floor leading to the approximately 21ft lounge, 14ft dining room, cloakroom and approximately 19ft kitchen. On the first floor are 4 true double bedrooms and large family bathroom. Externally the home offers large walled front and rear gardens with off road parking for multiple vehicles at the front and side leading to the double garage at the rear. Benefitting from wonderful views and sunsets over open farmland from the rear garden, high ceilings and unusually generous proportions throughout, yet with ample scope for further value adding / extension STPP this fine home and idyllic setting must be viewed in person to be fully appreciated!

- Detached Georgian style family home
- 4 Double bedrooms
- Double garage
- Council Tax Band F / EPC rating D
- Very well presented, bright & particularly spacious throughout
- Walled front & rear gardens overlooking open farmland
- Off road parking for multiple vehicles





## Accommodation

### Ground Floor

#### Entrance Hallway

16' 2" x 15' 3" (4.93m x 4.65m)  
(max) Radiator, stairs rising to first floor, under stairs storage cupboard, doors to:

#### Lounge

21' 6" x 12' 9" (6.55m x 3.89m) Two windows to the front aspect, three radiators, French doors to rear terrace, open fireplace with timber surround and marble hearth.

#### Dining Room/Snug

13' 4" x 9' 10" (4.06m x 3.00m) 13' 4" x 9' 10" (4.06m x 3.00m) Two windows to the front aspect and two radiators.

#### Cloakroom

Window to the side aspect, radiator, WC & wash hand basin.

#### Kitchen/Diner

12' 4" x 18' 8" (3.76m x 5.69m)  
Window to the side aspect, two windows to the rear aspect, range of wall mounted and base level units with quartz work surface over and inset sink with drainer, integral dishwasher, washing machine and tumble dryer, range style cooker with induction hob and extractor over, space for fridge/freezer, floor mounted boiler in brick feature fireplace, external door to side.

### First Floor

#### Landing

Window to side aspect, radiator, loft hatch, airing cupboard, doors to:

#### Bedroom One

19' 2" (max) x 9' 10" (5.84m x 3.00m) Three windows to front aspect, radiator, built in wardrobes.





### Bedroom Two

13' 8" x 9' 10" (4.17m x 3.00m) Two windows to front aspect, radiator, built in wardrobes.

### Bedroom Three

12' 9" x 8' 5" (3.89m x 2.57m)  
Window to rear aspect, radiator, built in wardrobes.

### Bedroom Four

12' 4" (max) x 10' 5" (3.76m x 3.17m)  
Window to rear aspect, radiator.

### Family Bathroom

12' 4" x 7' 10" (3.76m x 2.39m)  
Window to rear aspect, radiator, heated towel rail, bath, WC, wash hand basin and shower cubicle.

### External

### Garage

19' 6" x 18' 2" (5.94m x 5.54m)  
Window to rear aspect, pedestrian door to side, light, two power sockets, tapped water supply and up and over doors to front.





## Front

Mature walled front garden laid to lawn with large gravel driveway providing parking for multiple vehicles at front and extending to side via gated access to rear.

## Rear

Gravel parking area at side leading to double garage, westerly facing walled rear garden measuring approximately 100ft x 40ft with established beds & borders, timber storage shed and summerhouse at rear. Views over open farmland.

## Agent's Notes

Steeple Morden

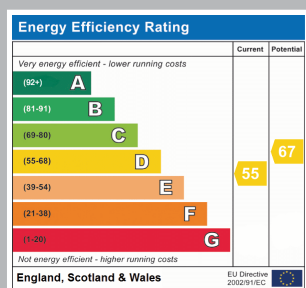
Steeple Morden is a village and civil parish in South Cambridgeshire, England, about 15 miles south west of Cambridge and 5 miles west of Royston surrounded by tranquil countryside and farmland. The village is well known locally for its strong sense of community and has a range of local amenities including 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 approximately 2 miles from Ashwell & Morden Railway Station with direct links to London Kings Cross and Cambridge.











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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