



65, High Street

Guilden Morden, Royston,  
Cambridgeshire, SG8 0JR

Freehold - Guide Price £745,000

country  
properties



Country Properties are delighted to offer to the market this fantastically light & particularly spacious 1930's double bay fronted detached home located in the ever popular village of Guilden Morden! Set in a generous size plot on the High Street in the centre of the village the home offers 2 large reception rooms, a cloakroom and country style kitchen on the ground floor with 4 double bedrooms (en-suite to master) & family bathroom on the first floor. With an abundance of character features, although well presented, maintained and perfectly liveable throughout, the home would benefit from some cosmetic updating to the décor and offers lots of scope for extension / further value adding STPP. A fine home, in a wonderful village location that must be seen in person to truly appreciate the size, setting and character on offer.

- Particularly light and spacious double fronted 1930's detached home
- Character features
- Off road parking & garage
- Council Tax band F
- 4 Double bedrooms (en-suite to master)
- Large easterly facing rear garden
- Lots of scope for extension STPP
- EPC rating E





## Accommodation

### Entrance Hallway

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

### Lounge

23' 8" max x 15' 0" (7.21m x 4.57m)

Two radiators, bay window to the front aspect, wood burner, glazed patio door to rear garden

### Dining Room

14' 9" x 15' 0" max (4.50m x 4.57m)

Bay window to the front aspect, radiator, fireplace with electric fire, stone surround and tiled hearth

### Cloakroom

Window to the rear aspect, WC, wash hand basin

### Kitchen

16' 2" x 9' 7" (4.93m x 2.92m)

Two windows to the rear aspect, range of wall mounted and base level units with work surface over and inset sink with drainer, integral induction hob with extractor over and double oven/grill. Space for a washing machine, large fridge/freezer, dish washer, patio door to rear garden

### First Floor

#### Landing

Radiator, window to the front aspect, loft hatch, airing cupboard, doors to:

#### Bedroom One

15' 9" x 15' 10" (4.80m x 4.83m)

Bay window to the front aspect, radiator, built in wardrobes, door to:

#### Ensuite

WC, wash hand basin, shower cubicle, heated towel rail.

#### Bedroom Two

13' 2" x 15' 0" (4.01m x 4.57m)

Bay window to the front aspect, radiator, built in wardrobes.





## Bedroom Three

10' 0" x 9' 7" (3.05m x 2.92m)

Window to the rear aspect, radiator, built in wardrobes.

## Bedroom Four

10' 6" x 9' 3" (3.20m x 2.82m)

Radiator, window to the rear aspect, built in wardrobes.

## Bathroom

Window to the rear aspect, WC, wash hand basin, heated towel rail, bath with shower over

## Outside

### Front Garden

Front garden laid to lawn with beds & borders, driveway on either side providing ORP for 2-3 cars, leading to integral single garage on one side and gated access to rear at the other.

### Integral Garage

Light, power, double doors to front, pedestrian door to rear





## Rear Garden

Large patio terrace leading to partially walled rear garden laid to lawn approx. 60ft x 40ft with matured beds and borders, wood store area, pedestrian access to rear of garage, gated access at side to front.

## Agent's Notes

### Guilden Morden

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.





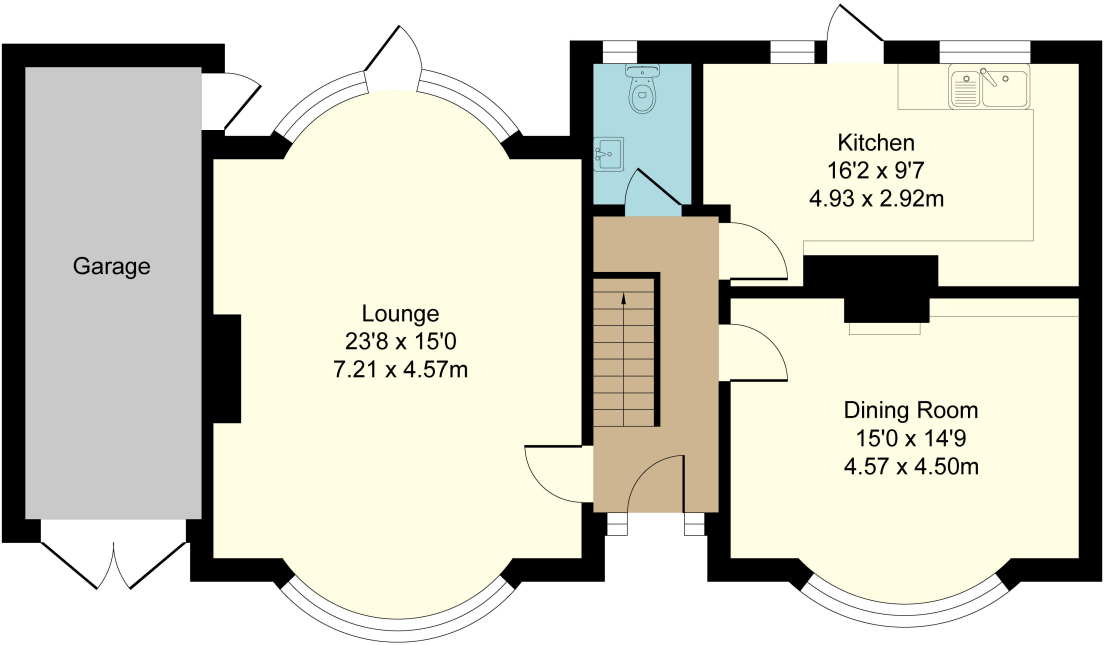




# 65 High St, Guilden Morden

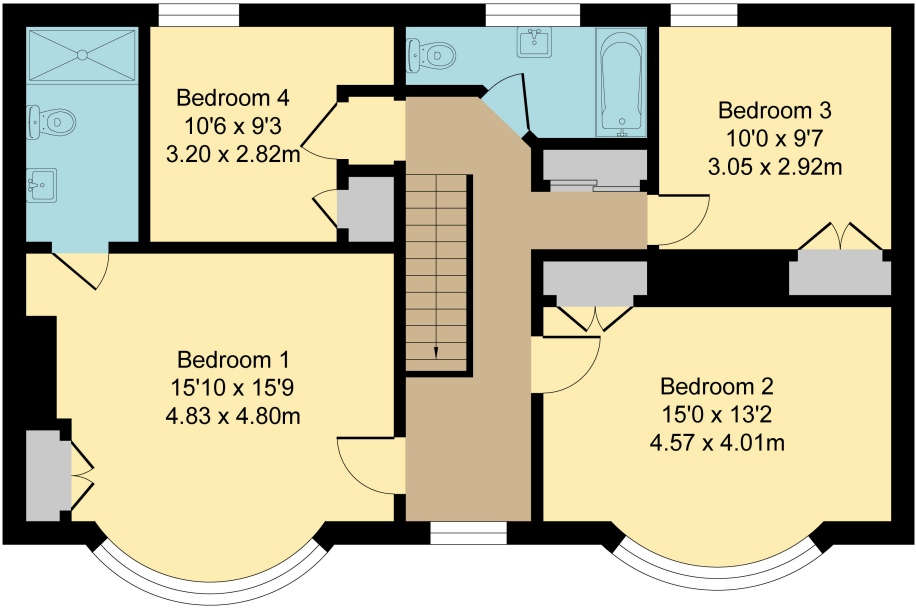
## Ground Floor

Area: 70.86 m<sup>2</sup> ... 763 ft<sup>2</sup>



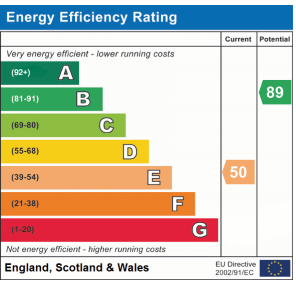
## First Floor

Area: 76.41 m<sup>2</sup> ... 822 ft<sup>2</sup>



Total Area: 147.27 m<sup>2</sup> ... 1585 ft<sup>2</sup>

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

Country Properties | 39, High Street | SG7 6BG

T: 01462 895061 | E: [baldock@country-properties.co.uk](mailto:baldock@country-properties.co.uk)

[www.country-properties.co.uk](http://www.country-properties.co.uk)

country  
properties