



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

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For Sale

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 generous double 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).

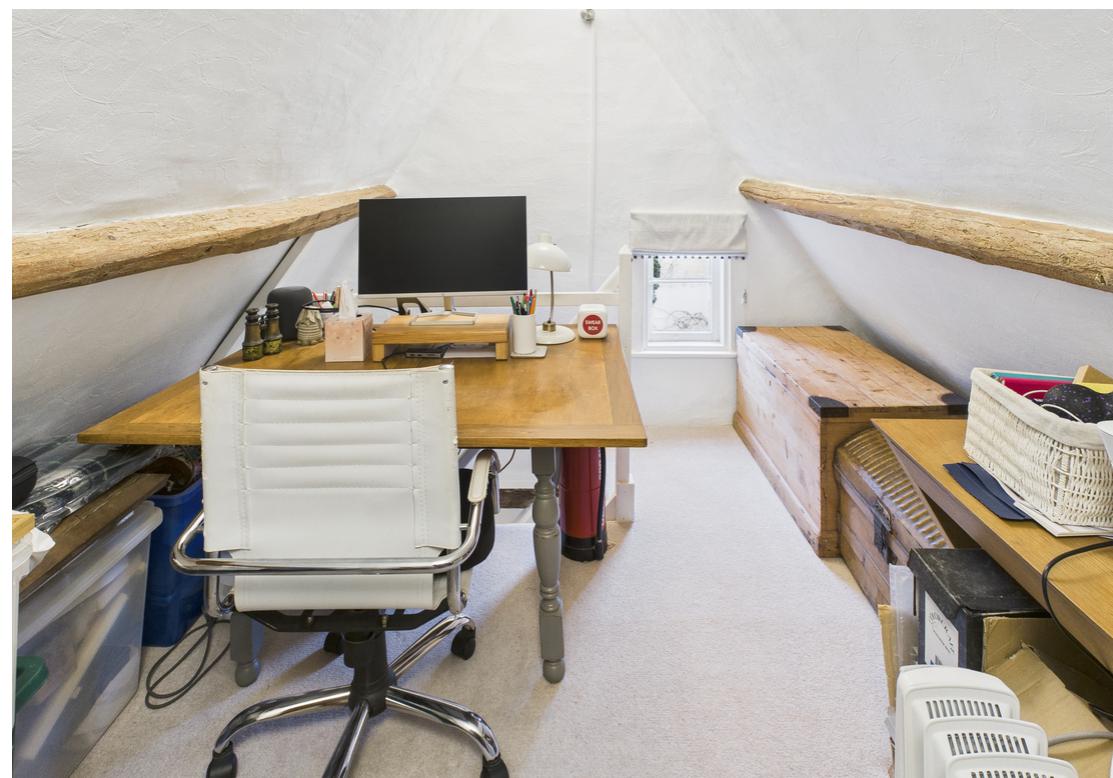
Location

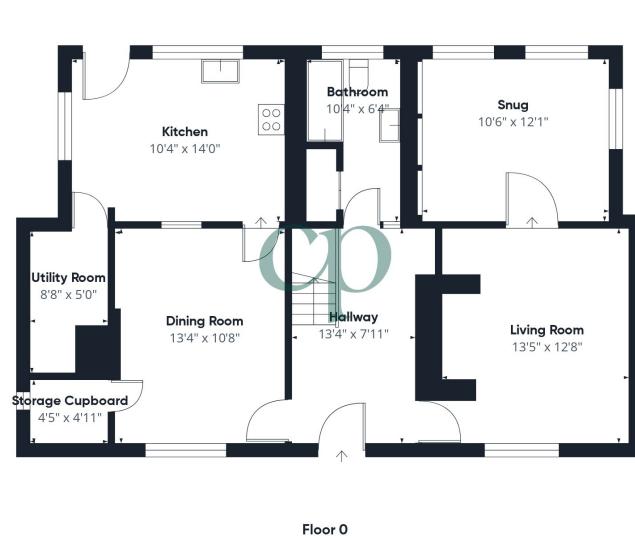
Guilden Morden is a picturesque and sought-after village, well placed for commuters with excellent road links to the A1(M) and A10, and convenient rail connections via Ashwell & Morden Station, offering fast services to London King's Cross and Cambridge. The village itself benefits from a strong community 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
- Grade 2 Listed – EPC Exempt Council Tax Band E
- Central village location with stunning 0.4 acre garden
- Wonderful character features throughout with new thatched roof

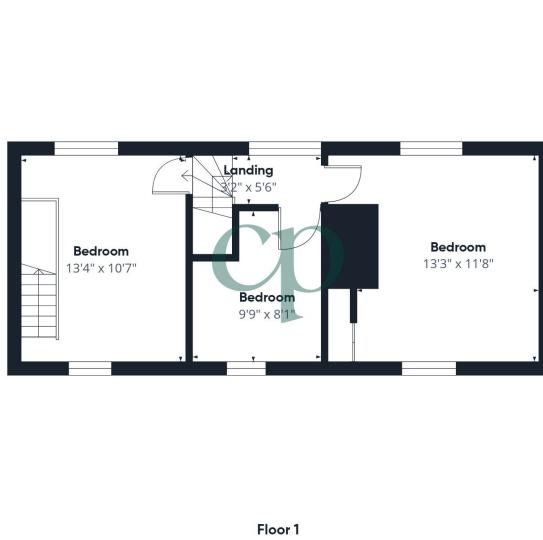








Floor 0



Floor 1



Floor 2



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Approximate total area⁽¹⁾

1314 ft²

Reduced headroom

55 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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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