



40a, High Street

Guilden Morden, Royston,
Cambridgeshire, SG8 0JR

Freehold £685,000

country
properties

A deceptively spacious, well presented and particularly versatile 6 bedroom detached family home in central village location! Located on the High Street in the ever popular village of Guilden Morden, this fantastic detached home has been significantly extended over the years and now provides 3 reception rooms, a large kitchen diner, utility, cloakroom, garage, workshop and gym on the ground floor with 6 generous bedrooms (en-suite to master) and 2 bath/shower rooms on the first floor. Externally the property offers a large front driveway with parking for multiple vehicles and a low maintenance rear garden laid to faux lawn with various seating areas measuring approx. 40ft x 40ft. A wonderful home in a beautiful location with an abundance of accommodation to suit a growing family!

- 6 Generous Bedrooms
- Gym, Workshop and Garage
- EPC Rating F
- Central Village Location
- 3 Reception Rooms
- Parking for Multiple Vehicles
- Council Tax Band E
- Low Maintenance Rear Garden



Accommodation

Entrance Porch

Glazed double doors to:

Entrance Hall

Radiator. Stairs to first floor. Under stairs storage cupboard. Doors to study, cloakroom, lounge, kitchen/diner.

Study

7' 9" x 7' 4" (2.36m x 2.24m) Radiator. Window to rear aspect. Built in storage cupboard.

Cloakroom

Window to side aspect. WC. Wash hand basin.

Kitchen/Diner

21' 1" x 9' 2" (6.43m x 2.79m) Radiator. Window to side aspect. Two windows to front aspect. Range of wall and base level units with work surface over. Inset sink with drainer. Space for dishwasher. Large American style fridge/freezer. Range style cooker with extractor hood over. Breakfast bar. Door to:

Utility

10' 5" x 5' 4" (3.17m x 1.63m) Wall mounted and base level units with work surface over. Inset sink with drainer. Space and plumbing for a washing machine and tumble dryer under. External door to front and external door to rear.

Lounge

14' 5" max x 12' 9" max (4.39m max x 3.89m max) Radiator. Double doors to Sun Room/Bar, door to entrance hall.

Sun Room/Bar

19' 2" x 7' 2" (5.84m x 2.18m) French doors and windows to rear garden. Radiator.

First Floor

Landing

Two radiators. Two loft hatches. Built in laundry/airing cupboard. Doors to:

Bedroom One

22' 0" x 9' 2" (6.71m x 2.79m) radiator. Window to side aspect. Window to rear aspect. Door to:

En-Suite

WC. Wash hand basin. Heated towel radiator.



Shower Room

WC. Wash hand basin. Heather towel radiator. Shower cubicle. Roof light.

Bedroom Two

15' 3" x 11' 8" (4.65m x 3.56m) Radiator. Window to rear aspect.

Bedroom Three

15' 3" x 9' 0" (4.65m x 2.74m) Radiator. Window to rear aspect. Built in wardrobes.

Bedroom Four

12' 6" x 7' 0" (3.81m x 2.13m) Radiator. Window to front aspect. Built in wardrobes.

Bedroom Five

14' 2" x 5' 9" (4.32m x 1.75m) Radiator. Window to front aspect.

Bedroom Six

9' 2" x 8' 2" (2.79m x 2.49m) Radiator. Window to front aspect.

Bathroom

Window to side aspect. WC. Wash hand basin. Heated towel radiator. Bath with shower over and screen. Built in storage cupboards.



External

Front

Shared access gravel drive leading to large frontage providing off road parking for 4-5 cars. Integral carport leading to attached single garage.

Rear

Large wrap around patio/bbq area leading to westerly facing rear garden measuring approximately 40ft x 40ft laid to faux lawn with a further decked seating area at the rear. Pedestrian access doors to Garage, Workshop and Gym.

Garage

18' 3" x 9' 7" (5.56m x 2.92m) Up and over door. Light and power. Work benches.

Workshop

11' 2" x 9' 8" (3.40m x 2.95m) Light, power and work benches.

Gym

8' 6" x 8' 8" (2.59m x 2.64m) Window to side access. Radiator.

Guilден Morden

Guilден 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 bundles of 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.



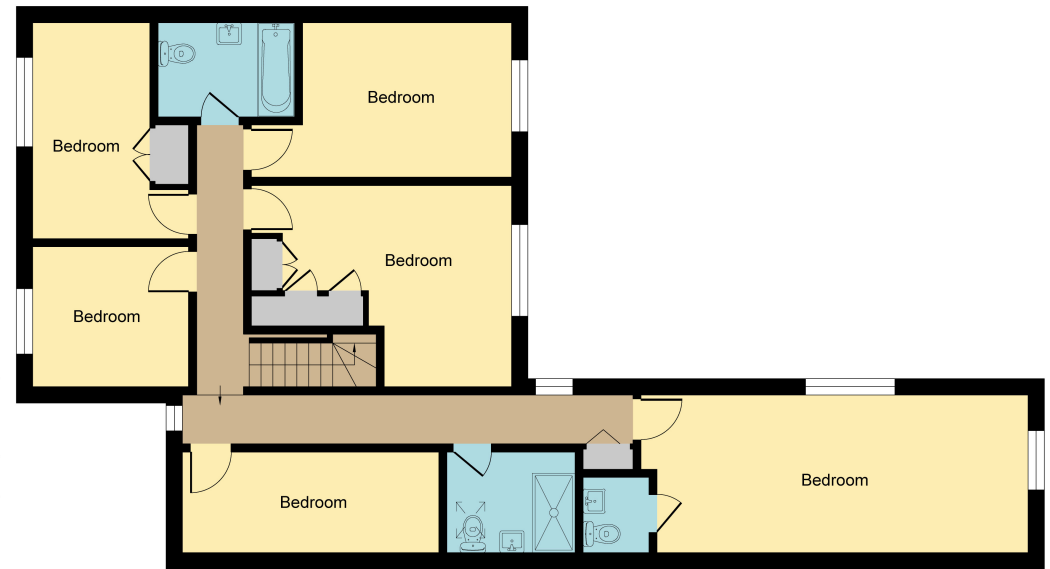


40a High Street, Guilden Morden

Ground Floor



First Floor



All Measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D		
(39-54)	E		
(21-38)	F	37	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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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