



# 1, Church Street

Guilden Morden, Royston,  
Cambridgeshire, SG8 0JD  
Freehold £575,000

COUNTRY PROPERTIES  
PART OF HUNTERS



A fantastic opportunity to acquire a four bedroom detached house with southerly facing garden, overlooking the church of St. Mary and similarly benefitting from a short walk to the highly regarded community pub, Edward VII. There is a 'Good' Ofsted rated CofE primary school in the village and excellent train links to both Cambridge and London close by. The property does require updating throughout, but there is plenty of scope to improve and potentially to extend (STPP) to make this a great family home.

- Updating required
- Detached four bedroom house
- Garage and parking
- Living room with log burner
- Kitchen with views overlooking church
- Pretty gardens with storage shed and access to garage
- NO UPWARD CHAIN

## Ground Floor

### Entrance Hall

Stairs rising to first floor.

### Kitchen

18' 4" x 8' 11" (5.59m x 2.72m)

2 windows to front. Matching wall and base units. in top 1 1/2 sink. Plumbing for washing machine. Large storage cupboard.

### Dining Room

16' 0" x 10' 5" (4.88m x 3.17m)

Window to rear. Patio door to rear.

### Living Room

15' 9" x 12' 0" (4.80m x 3.66m)

French doors to garden. Window to side. Log burner.

### Inner Lobby

Door to side. Window to front.

### Cloakroom

Window to front. Low level WC. Wash hand basin.

## First Floor

### Landing

Window to front. Airing cupboard housing hot water cylinder. Loft hatch.

### Bedroom One

13' 0" x 11' 10" (3.96m x 3.61m)

Windows to side and rear. Built-in wardrobe. Door to dressing area/study with loft hatch.

### En-Suite Bathroom

Window to front. Bath. Low level WC. Wash hand basin.

### Bedroom Two

12' 0" x 9' 0" (3.66m x 2.74m)

Window to front.

### Bedroom Three

9' 5" x 7' 5" (2.87m x 2.26m)

Window to rear.



## Bedroom Four

7' 5" x 6' 10" (2.26m x 2.08m)

Window to rear.

## Bathroom

Window to front. Bath. Low level WC. Wash hand basin.

## Outside

### Front

Gravel driveway. Off road parking for 2 cars. Lawn and planted borders.

### Rear Garden

Southerly facing. Door to garage. Timber shed 15' 0" x 8' 0" (4.57m x 2.44m) Patio. Brambly apple tree. Side gated access to front.

### Garage

19' 9" x 10' 1" (6.02m x 3.07m)

Single garage. Window to rear. Up and over door. Separate door to driveway. Power and light.

Gated access to timber bin store to right of garage.







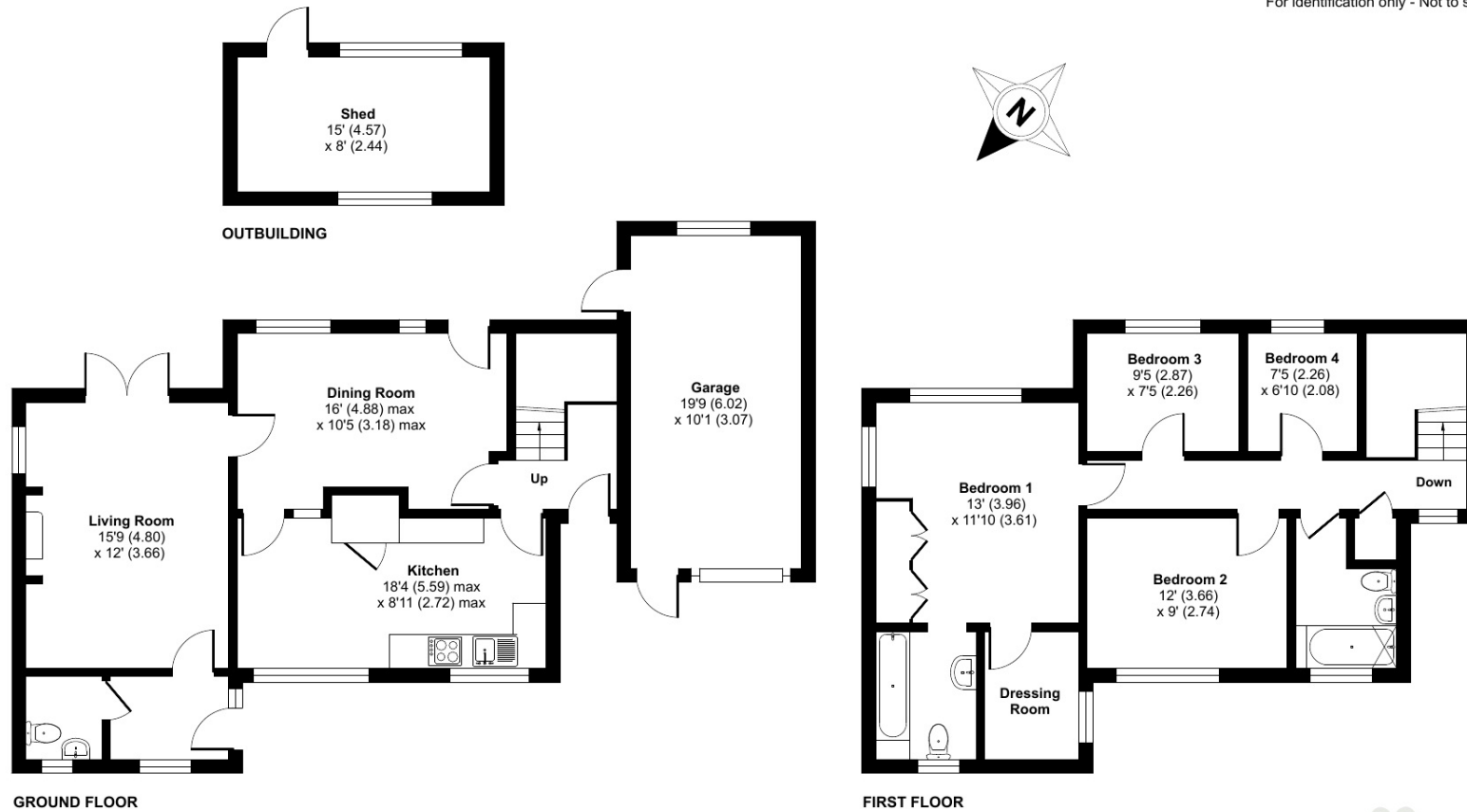


Approximate Area = 1537 sq ft / 143 sq m (includes garage)

Outbuilding = 120 sq ft / 11 sq m

Total = 1657 sq ft / 154 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Country Properties. REF: 841445



Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs	
(92 to 100) <b>A</b>	
(81 to 91) <b>B</b>	
(69 to 80) <b>C</b>	
(55 to 68) <b>D</b>	
(39 to 54) <b>E</b>	42
(21 to 38) <b>F</b>	
(1 to 20) <b>G</b>	
Not energy efficient - higher running costs	
78	
England, Wales & N.Ireland	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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