



High Street

Guilden Morden, Royston,
Cambridgeshire, SG8 0JS
OIEO £500,000

country
properties

We are delighted to offer to market this characterful 3 bedroom cottage located in the highly desirable village of Guilden Morden. Originally two separate cottages, the property has been thoughtfully combined and extensively renovated by its previous owners to create a unique and spacious family home brimming with charm and period features.

Upon entry, you are greeted by an enclosed porch with space for shoes and coats, leading through to the first reception room, currently arranged as an informal sitting room and music room. From here, you are drawn into the true heart of the home: a stunning open plan kitchen/dining room that provides access to the remainder of the property.

This impressive space is flooded with natural light from windows to the side aspect and a wall of bifold doors spanning the length of the dining area, seamlessly connecting the indoor and outdoor spaces. The kitchen is fitted with a range of wall and base units, ample work surfaces and plenty of room for family dining and entertaining. Leading from the dining area is a useful boot room/utility room with direct access to the garden, as well as a ground floor shower room complete with a walk-in shower, WC and hand wash basin.

Also accessed from the dining area is the formal sitting room, a cosy and inviting space featuring a log burner and a wealth of character features, creating the perfect retreat during the colder months.

A staircase rising from the dining area leads to the first floor, where you will find 3 generously proportioned double bedrooms and a family bathroom fitted with a full sized bath with shower over, WC and hand wash basin.

Externally, the property continues to impress. Directly outside the bifold doors is a substantial paved patio, providing an ideal space for outdoor dining and entertaining. The garden is primarily laid to lawn and bordered by mature planting, creating a private and attractive setting. A large shed and log store provide valuable additional storage, while to the rear of the garden a substantial gravel driveway offering off-road parking for several vehicles.

To the front, the property benefits from a charming low maintenance garden enclosed by a traditional picket fence, further enhancing the cottage's kerb appeal and rustic character.

Offered to market chain free and presented in turnkey condition, this exceptional home is ready for its next owners to move straight in and enjoy. Early viewing is highly recommended to fully appreciate the space, character and lifestyle this unique property has to offer.

(All purchasers must complete an AML and financial sanctions check once a sale is agreed (subject to contract). The check is carried out by our third-party provider at a cost of £60 including VAT per property, payable by the applicant(s).)

- Spacious Kitchen / Diner
- 2 Living Rooms
- 3 Bedroom Family Home In Village Location
- Upstairs Family Bathroom & 2nd Downstairs Shower Room
- Off Road Parking For Several Cars
- Offered As A Chain Free Purchase In Turn Key Condition
- Council Tax Band D - £2,263.39 per year
- Grade II Listed Cottage









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
www.country-properties.co.uk

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