



**High Street**  
GILDEN MORDEN,  
Cambridgeshire, SG8 0JS  
OIEO £725,000

country  
properties



We are delighted to offer to the market this beautifully presented and significantly extended 3-bedroom Grade II listed cottage, dating back to the mid-18th century. Ideally situated in the heart of the highly sought-after village of Guilden Morden, the property occupies a desirable position within the Conservation Area. Combining period features with high-quality modern additions, this exceptional home offers spacious accommodation, a stunning mature garden, detached double garage and generous off-road parking.

Upon entry, you are greeted by a welcoming entrance hall leading into the charming dining room, featuring windows to the front and rear and a striking inglenook fireplace with wood-burning stove. The dining room flows into the impressive 19ft living room, which features a second inglenook fireplace with working wood burner and French doors opening onto the rear garden. The recently extended kitchen is a particular highlight, featuring a vaulted ceiling with Velux windows, underfloor heating, high-quality wall and base units with marble work surfaces, a butler sink and breakfast bar. Integrated appliances include double ovens, fridge/freezer, dishwasher and wine cooler. Bi-folding doors open directly onto the garden, creating a wonderful connection between the indoor and outdoor spaces. Also accessed from the kitchen are a separate utility room, cloakroom and versatile study. The utility room features matching cabinetry, marble work surfaces, a butler sink and integrated washer/dryer, while the study provides an ideal home working space.

Upstairs, the property offers 3 well-proportioned bedrooms. The principal bedroom benefits from built-in wardrobes and an en-suite bathroom, complete with a bath and shower attachment, WC and wash hand basin. Bedroom 2 is a further spacious double bedroom with built-in wardrobes, while bedroom 3 is a versatile and well-presented additional room, ideal for a child's room, home office, guest accommodation or dressing room. The remaining bedrooms are served by a contemporary family shower room.

Externally, the property continues to impress with a beautifully established rear garden extending to approximately 85ft x 55ft. Predominantly laid to lawn with mature borders, the garden features a paved terrace, well, koi pond, log store, timber shed and decked gazebo seating area.

To the front, a gravel driveway provides parking for 2 - 3 vehicles and leads to the substantial detached double garage, which benefits from power, lighting and pedestrian access to the rear garden.

Offering a rare combination of period charm, modern living and generous outdoor space in a highly desirable village location, this exceptional home must be viewed to be fully appreciated. Early viewing is highly recommended.

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 person, payable by the applicant(s).

Agent's Notes - The original cottage retains its traditional clunch wall construction, with rendered elevations, while the significant later extension has been constructed in brick, providing a sympathetic blend of period character and modern accommodation.

- Beautifully presented Grade II listed property with character features
- Recent extension providing fitted kitchen/diner with vaulted ceiling, utility, study, cloakroom
- 3 bedrooms - en-suite to master
- Approx. 20ft lounge & separate dining room
- Stunning rear garden & double garage
- Council Tax band F / EPC exempt















Floor 0 Building 1



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**Approximate total area<sup>(1)</sup>**  
1328 ft<sup>2</sup>

**Reduced headroom**  
28 ft<sup>2</sup>

(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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