



# High Street

Gilden Morden, Royston,  
Cambridgeshire, SG8 0JP  
£750,000

country  
properties

We are delighted to offer to market this impressive 5 bedroom detached family home, ideally located in the popular village of Guilden Morden, this substantial property offers over 2,500 sq ft of well presented accommodation, a generous plot, 4 reception areas, integral garage and driveway parking.

Upon entry, you are greeted by an impressive entrance hall with stylish flooring, useful storage and stairs rising to the first floor. The hallway provides access to the downstairs accommodation, including a convenient cloakroom, spacious study and the main reception rooms.

The generous kitchen/breakfast room forms a fantastic hub for family life and is fitted with a range of wall and base units, ample work surfaces, breakfast bar and a range cooker. Bi-fold doors lead through to the conservatory, creating a wonderful connection between the kitchen and garden. A separate utility room provides additional storage, space for laundry appliances and access to the side of the property.

The property benefits from multiple reception spaces, including a beautifully presented lounge with a large bay window and feature fireplace, a separate dining room and the versatile conservatory. Each room offers excellent proportions and provides ample space for both family life and entertaining.

Upstairs, the property offers 5 well-proportioned bedrooms, with excellent built-in storage throughout. The principal bedroom is particularly generous and benefits from its own en-suite shower room. The remaining bedrooms are served by the spacious family bathroom, comprising a bath with shower over, WC and hand wash basin.

Externally, the property continues to impress with a generous rear garden, mainly laid to lawn with established borders, mature planting and paved patio areas providing plenty of space for outdoor dining and entertaining. The garden is fully enclosed and offers scope for the new owners to further personalise the space.

To the front, an attractive garden provides excellent kerb appeal, while a driveway offers parking for multiple vehicles and leads to the integral garage.

The property has undergone some renovations by the current owners, with flooring replaced throughout but there is still plenty of scope for the new owners to improve / reconfigure the property to their liking and to add further value. Presented in good condition and ready for the new owners to move straight in, this substantial family home offers a rare combination of space, versatility and location.

Early viewing is highly recommended to fully appreciate the size and excellent position this impressive home 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 person, payable by the applicant(s).

- Spacious 5 Bedroom Detached Home
- 4 Reception Rooms
- En-Suite, Family Bathroom and Downstairs Cloakroom
- Integral Garage & Driveway Parking
- Well Presented and Ready to Move in Right Away
- Potential To Improve, Reconfiguring Or Extend Further STPP
- Kitchen/Breakfast Room With Separate Utility Room

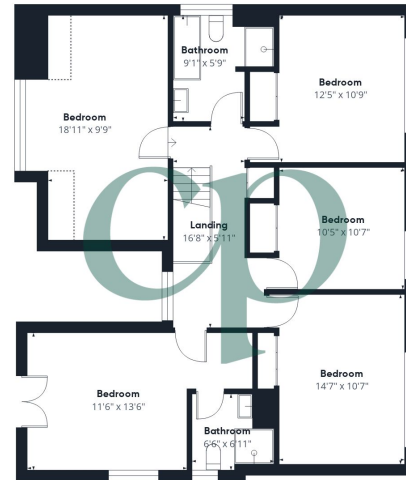








Floor 0



Floor 1



Approximate total area<sup>(1)</sup>  
2504 ft<sup>2</sup>

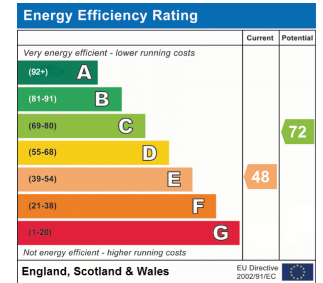
Reduced headroom  
23 ft<sup>2</sup>

(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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