



Belfry House, Pound Green, Guilden Morden, SG8 0JZ
£1,250,000

 4  2  4  D

LATCHAM
DOWLING

ESTATE AGENTS

*****STUNNING DOUBLE FRONTED 'NEO GEORGIAN' DETACHED FAMILY HOME, OCCUPYING A GENEROUS PLOT OF 0.25 ACRES WITHIN THIS ENVIABLE VILLAGE LOCATION*****

Sitting well back from the road and approached via a sweeping block paved driveway, this is a handsome detached residence, finished to an exceptionally high standard throughout and coming to the market for the first time in 22 years.

The property offers a contemporary interior with well proportioned accommodation over two floors and including three large reception rooms, as well as a separate study and a beautiful open plan kitchen/ breakfast room with a bespoke range of 'American Walnut' units and integrated appliances, a separate utility room and a cloakroom complete the ground floor accommodation. On the first floor are four double bedrooms, with a superb en suite shower room to the principle bedroom and a gorgeous family bathroom, all accessed from the stunning galleried landing.

Outside, there are beautifully maintained, landscaped gardens, a detached double garage and a sweeping block paved driveway providing off road parking for at least eight cars and with an EV charging point.

There are also solar panels installed to help 'future proof' the property.

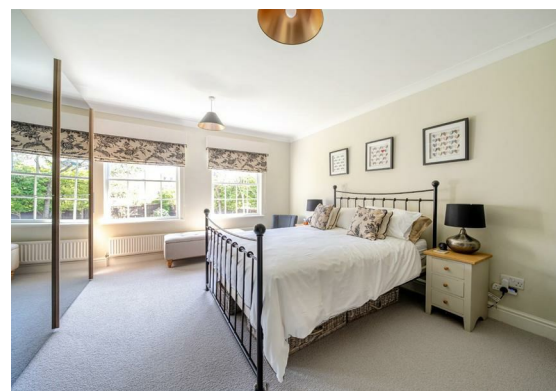
Viewings are highly recommended to appreciate the quality and location on offer.

Guilden Morden is a peaceful village, nestled in southwest Cambridgeshire, just 16 miles from Cambridge and 5 miles from Royston. There are plenty of routes to explore the natural surroundings and two traditional village pubs, one of which offers a fantastic dining experience provided by an award-winning chef.

There is a thriving local community and the village benefits from a well regarded primary school, a village hall, a variety of social activities, and St. Mary's Church, which dates back to the 12th Century and enjoys a wealth of rich heritage. There is also a railway station just 4 miles away in nearby Ashwell, providing direct links to both Cambridge and London Kings Cross

Entrance Via





Reception Hall
19'3 x 9'8 plus 10'3 x 4'8 (5.87m x 2.95m plus 3.12m x 1.42m)

Cloakroom
6'5 x 4'8 (1.96m x 1.42m)

Study
10'5 x 5'9 (3.18m x 1.75m)

Living Room
22'6 x 13'8 (6.86m x 4.17m)

Dining Room
12'4 x 12'4 (3.76m x 3.76m)

Kitchen/ Breakfast Room
21'5 x 11'8 (excluding door recess) (6.53m x 3.56m (excluding door recess))

Utility Room
7'9 x 7'5 (2.36m x 2.26m)

First Floor Landing

Bedroom One
24'8 max x 13'5 (7.52m max x 4.09m)

En Suite Shower Room
9'1 x 6'10 (2.77m x 2.08m)

Bedroom Two
13'9 x 12'3 (4.19m x 3.73m)

Bedroom Three
13'9 x 9'9 (4.19m x 2.97m)

Bedroom Four
12'5 x 9'5 (3.78m x 2.87m)

Family Bathroom
10'5 x 9'9 (3.18m x 2.97m)

Rear Garden

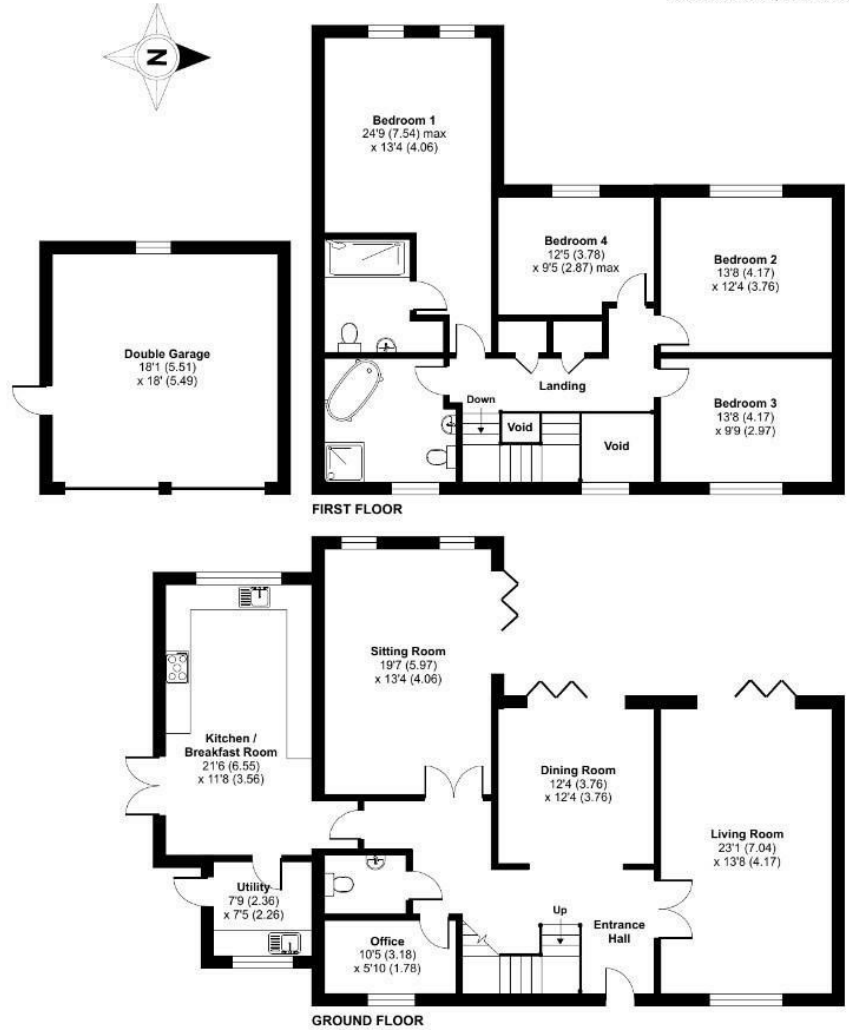
Double Garage
18'1 x 17'9 (5.51m x 5.41m)

Front Garden



Pound Green, Guilden Morden, Royston, SG8

Approximate Area = 2478 sq ft / 230.2 sq m
Garage = 327 sq ft / 30.3 sq m
Total = 2805 sq ft / 260.5 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2025. Produced for Latcham Dowling Ltd. REF: 1275742



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.