



# 12 Thompsons Meadow

Guilden Morden, Royston, SG8 0UA

Gavin Mills  
POWERED BY  
  
UK



# 12 Thompsons Meadow

Guide Price £675,000

A well presented four bedroom detached family home situated in the popular village of Guilden Morden.

Set in a quiet cul-de-sac with views over open fields to the rear, this spacious property has versatile accommodation of 1720 sq.ft set over two floors along with a double garage, off street parking, and further potential to extend, subject to planning permission.

Guilden Morden is located on the Bedfordshire /Hertfordshire/ Cambridgeshire borders and is just 3.8 miles from Ashwell and Morden train station, with trains into both London and Cambridge.

The village has both a preschool and primary school, public houses, and a wider range of amenities available in the nearby towns of Royston, just 8 miles away and Baldock, 8.9 miles.

## Ground Floor Accommodation.

The entrance hall has storage below the staircase and access to the WC.

To the rear, the sitting room with an open fire and the dining room both have views over the rear garden and open fields beyond. To the front of the property, there is a study and a kitchen /breakfast room with a separate utility.

## First Floor Accommodation.

On the first floor, the master bedroom has views to the rear and an en-suite shower room. There are three further bedrooms and a family bathroom. Subject to planning permission, the property has further potential to create an additional bedroom suite by extending above the double garage.

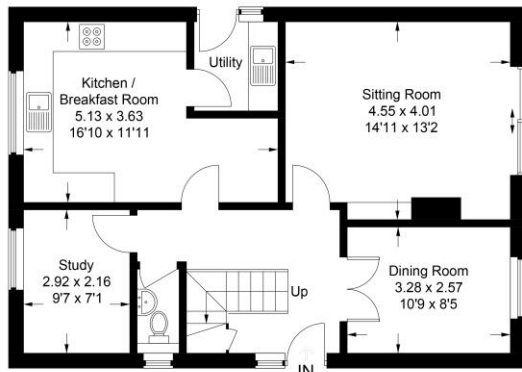
## Outside.

To the front, there is a block paved driveway ahead of the double garage. The rear garden backs onto open fields and is laid to lawn and paved patio with mature tree, hedge, and shrub borders.

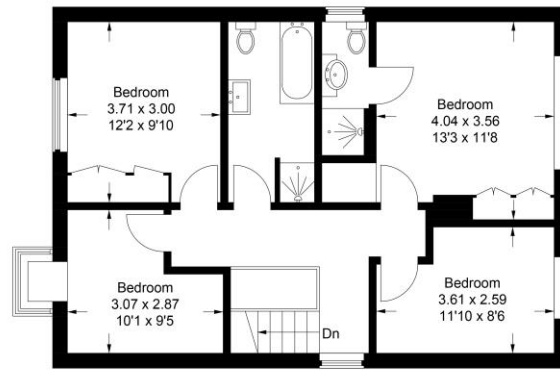


Call Gavin Mills to arrange a viewing on **07971 807 341**

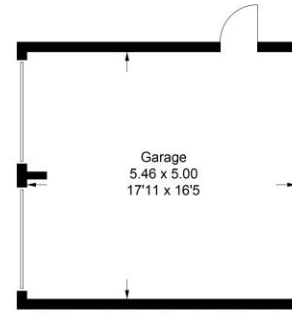
Approximate Gross Internal Area  
 Ground Floor = 66.6 sq m / 717 sq ft  
 First Floor = 66.0 sq m / 710 sq ft  
 Garage = 27.2 sq m / 293 sq ft  
 Total = 159.8 sq m / 1,720 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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Gavin Mills



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.