



High Farm Barns, Steeple Morden, Royston



Exceptionally designed redevelopment backing on to open fields

Two newly built homes, set in a quiet and convenient location.



Guide price: £1,100,000

Tenure: Available freehold

Local authority: South Cambridgeshire District Council

Council tax band: tbc





The design and individuality is immediately apparent upon entering via electric gates, looking down the driveway to the car ports and the two semi-detached homes beyond.

The entrance hallway boasts a large flagstone floor, with underfloor heating and glazed walls into the atrium and living room. The large kitchen/breakfast room is fitted with modern cabinetry and built-in appliances, with a glass balustrade open plan staircase leading to the first floor. Two large windows to the front elevation and an entire wall with sliding doors concealing further storage fill the room with natural light. A feature double height living room with air conditioning and large doors lead to the rear lawned garden and links the atrium to the kitchen, a truly inspiring space. A cloakroom, utility room, and study lead off the rear hallway completing the downstairs configuration. A secondary staircase leads to a rear principal suite. Off the main staircase is a galleried landing overlooking the living space below, and gives access to three further bedrooms, all with open access to glass balustrade front balconies. There is a family bathroom and further en suite.



The property is located in the tranquil parish village of Steeple Morden, situated in the southwest of Cambridgeshire, just 17 miles from the city of Cambridge. Nestled in beautiful countryside, residents can enjoy many stunning country walks. The village benefits from a C of E primary school, a village hall, post office and a traditional country pub. Ashwell & Morden mainline station is just 1.6 miles away, with regular commuter services to London Kings Cross. Royston Town lies approximately 5.8 miles away, offering a more comprehensive range of leisure and shopping facilities, and a mainline station with regular commuter services to Cambridge and London Kings Cross. Good road links via the A10/A505 provide onward access to the A1M and M11.

Ashwell & Morden mainline station - 1.6 miles (London Kings Cross from 38 minutes), Royston - 5.8 miles (London Kings Cross from 54 minutes and Cambridge from 18 minutes), Cambridge City Centre - 17 miles, Stansted Airport - 34 miles, Luton Airport 23 miles (all times and distances are approximate).





A three glass walled atrium which can be viewed from the kitchen/diner and lounge, allows light to flood into the main body of the house.





Station Road, Steeple Morden **SG8 0NS**

Additional Information

- Two barn style car ports with wiring for electric charging points
- Architects/Mortgage Lenders Certificate
- Stunning ceramic concrete effect flooring to the ground
- Origin Secure by Design Windows
- Air source heat pump and comfort cooling system
- Underfloor heating to the ground floor and radiators to first floor
- Private foul waste tank

Approximate Gross Internal Floor Area
340.5 sq m / 3665.4 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

Knight Frank

Cambridge

9 Hills Road

Cambridge

CB2 1GE

knightfrank.co.uk

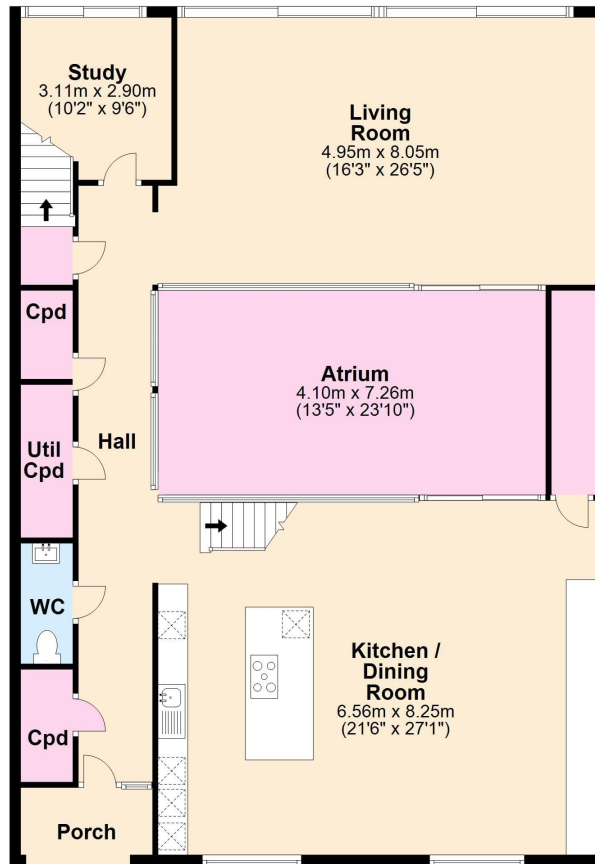
I would be delighted to tell you more

Michael Houlden

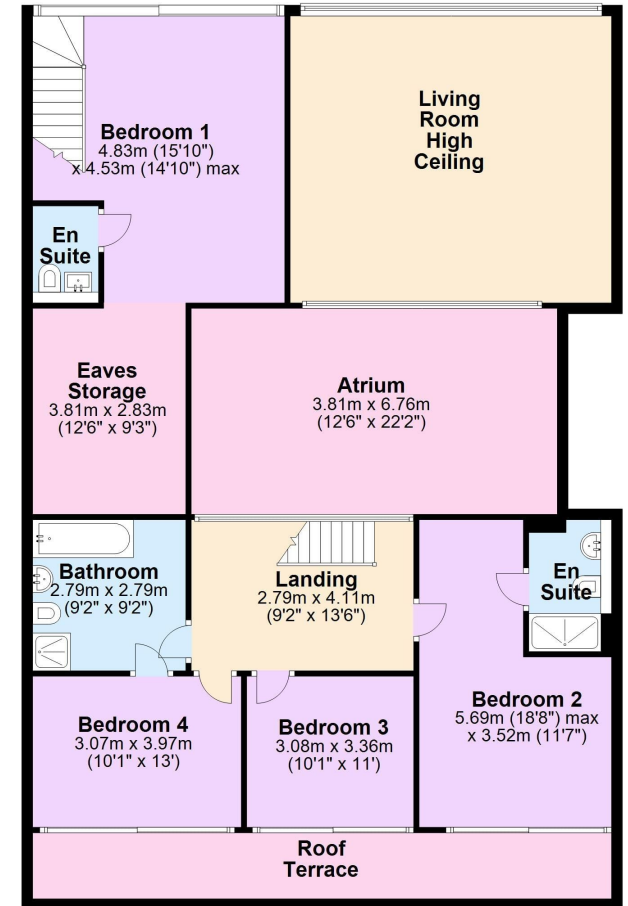
01223 080783

michael.houlden@knightfrank.com

Ground Floor
Approx. 168.4 sq. metres (1812.6 sq. feet)



First Floor
Approx. 172.1 sq. metres (1852.9 sq. feet)



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated April 2023. Photographs and videos dated April 2023.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.

