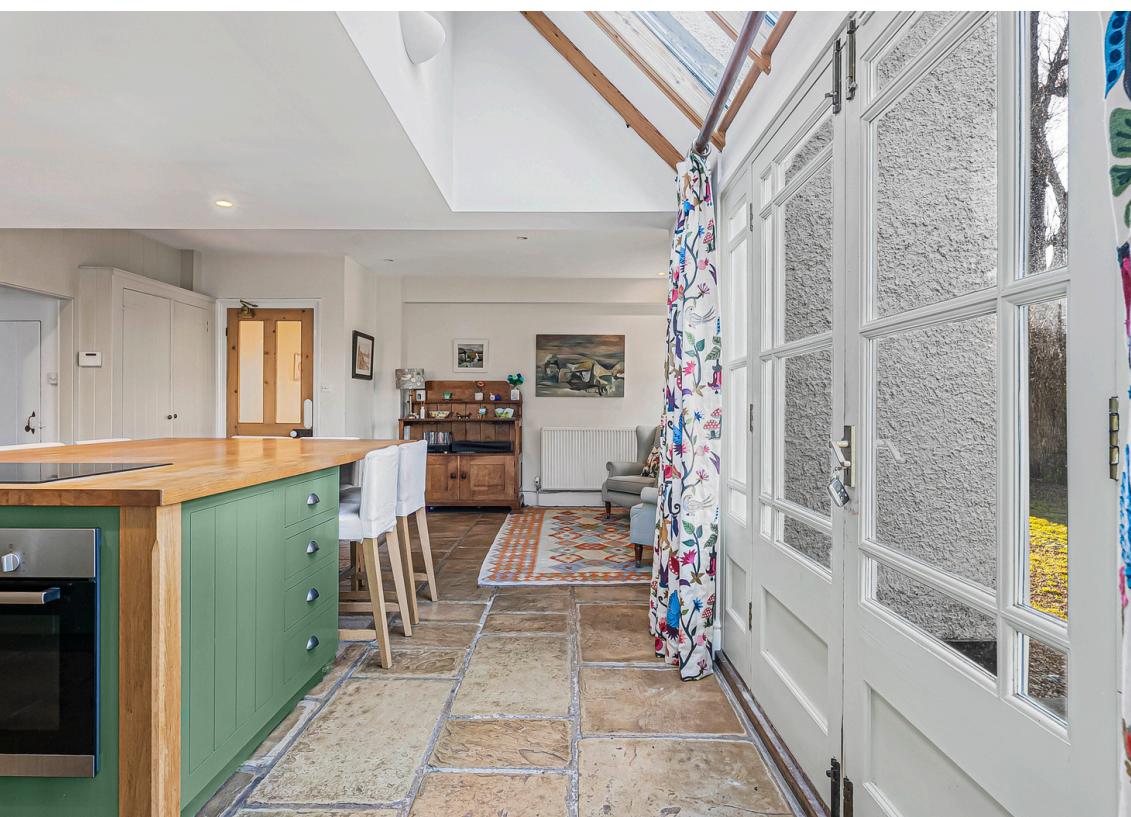




23 Pound Green  
Guilden Morden, SG8 0JZ

BROWN & CO



# 23 Pound Green, Guilden Morden, SG8 0JZ

Guide Price: £1,100,000

## Key Features:

- 3420 sq. ft.
- Imposing double fronted Victorian residence
- Versatile living arranged over two floors
- Tranquil and secluded gardens
- 1225 sq. ft. outbuilding comprising of a double garage with studio/ potential annexe area above
- Generous plot of approximately 0.25 acres
- Sought after and rarely available village location
- Extended and much improved accommodation



## Detailed Description

A remarkable and rarely available five bedroom detached period residence situated in highly sought after village location. The versatile accommodation is arranged over two floors and extends to approximately 3420 sq. ft., comprising a series of light filled reception rooms, extensive bedroom suites, and a number of adaptable spaces suitable for home working, multi-generational living, or leisure uses. Outside, the property enjoys a peaceful and mature setting with ample off road parking and a double garage with a studio/potential annexe over.

The front of the property benefits from direct access from Pound Green onto a generous gravel parking area which leads to a covered entrance door and a secured parking area in front of the detached double garage/ studio.

The fully enclosed rear garden is mostly laid to lawn with a large patio area, a selection of mature trees and shrubs and a selection of outbuildings including a storage shed and access into the double garage/ studio.

## Location

Guilden Morden is a picturesque and historic village positioned approximately 16 miles southwest of Cambridge and around 9 miles west of Royston.

The village offers a selection of everyday amenities characteristic of a traditional village, including a well regarded Church of England primary school, a recreation ground with sports facilities and a children's play area. The village is also home to the historic 13th century St Mary's Church, and surrounded by attractive period properties. For broader shopping, dining, and leisure facilities, residents typically look to the nearby market towns of Royston (approximately 9 miles) and Biggleswade, or to Cambridge for an extensive range of retail, cultural and educational amenities.

Transport connections are convenient for a rural location. Ashwell & Morden railway station, located about 3 miles south in the neighbouring parish of Steeple Morden, provides regular mainline services to both Cambridge and London King's Cross, making the village particularly attractive to commuters seeking a peaceful home environment. Road links via the A505 and A10 give access towards Cambridge, Royston, Baldock and the A1(M).

Education is well supported locally. Guilden Morden C of E Primary Academy serves the village and is rated 'Good' by Ofsted.

Secondary education options include Bassingbourn Village College, with additional choices available in nearby towns, and a range of independent schools accessible in Cambridge and Bedfordshire.

## Accommodation

Ground floor

Entrance hallway

With entrance door, windows to the front aspect, exposed floorboards, door to study, door to inner hallway

## Office

With double glazed timber sash window to the front aspect, exposed floorboards

## Inner hallway

With stairs to the first floor, exposed floorboards, doors to

## Sitting Room

With double glazed timber sash windows to the front and side aspect, exposed floorboards, fireplace with inset dual fuel stove with brick hearth and wooden mantle



#### Dining room

With double glazed timber sash window to the side aspect, exposed floorboards, feature fireplace with brick hearth

#### Kitchen/family Room

Sitting area with double glazed timber sash windows to the side aspect, fireplace with inset dual fuel stove with brick hearth and wooden mantle, open to kitchen area with part vaulted ceiling featuring a range of eye and base level units, integrated dishwasher, quartz counter with inset butler sink with mixer tap over, island with oak counter and breakfast bar with inset induction hob and low level integrated ovens, fitted pantry cupboard, natural stone floor throughout, glazed double door to garden, doors to

#### Snug

With double glazed timber sash window to the side aspect, natural stone floor

#### Utility room

With double glazed timber sash window to the side aspect, wooden counter with space and plumbing for washing machine and tumble dryer below, space for American style fridge freezer, tiled floor, door to

#### Shower room

With double glazed timber sash window, suite comprising low

level wc, pedestal wash basin and shower enclosure, tiled floor, door to

#### Laundry/ boot room

With double glazed timber sash window to the side aspect, worktop with inset sink and drainer with storage cupboards below, door to the garden, tiled floor

#### Garden room /Conservatory

With windows to the side and rear aspect, vaulted ceiling, tiled floor with underfloor heating and doors to the garden

#### First floor

##### galleried landing

With Velux window, doors to

#### Principal bedroom

With double glazed timber sash window to the front and side aspect, exposed floorboards, fitted wardrobes, feature fireplace with wooden mantle, door to

#### En-suite bathroom

With double glazed timber sash windows to the front and side aspect, contemporary suite comprising; low level wc with eco flush, vanity unit with inset wash basin with chrome mixer tap over, walk in glass/ chrome shower enclosure with drencher head over and freestanding bath with chrome mixer tap and separate hand held shower head attachment and airing cupboard

#### Bedroom two

With double glazed timber sash window to the side aspect, feature fireplace with wooden mantle

#### Bedroom three

With steps down, double glazed timber sash window to the rear aspect, stairs up to mezzanine area/Loft Room

#### Bedroom four

With double glazed timber sash window to the side aspects, door to

#### Bedroom five

With double glazed timber sash window to the rear aspect, feature fireplace

#### Family bathroom

With double glazed timber sash windows to the side and rear aspect, traditional suite comprising; low level wc, pedestal wash basin, large glass/ chrome shower enclosure and a freestanding bath with chrome telephone style mixer tap, chrome heated towel rail and airing cupboard







**Approximate Gross Internal Area 3420 sq ft - 318 sq m  
(Excluding Outbuilding)**

Ground Floor Area 1879 sq ft - 175 sq m

First Floor Area 1452 sq ft - 135 sq m

Second Floor Area 89 sq ft - 8 sq m

Outbuilding Ground Floor Area 649 sq ft - 60 sq m

Outbuilding First Floor Area 576 sq ft - 54 sq m

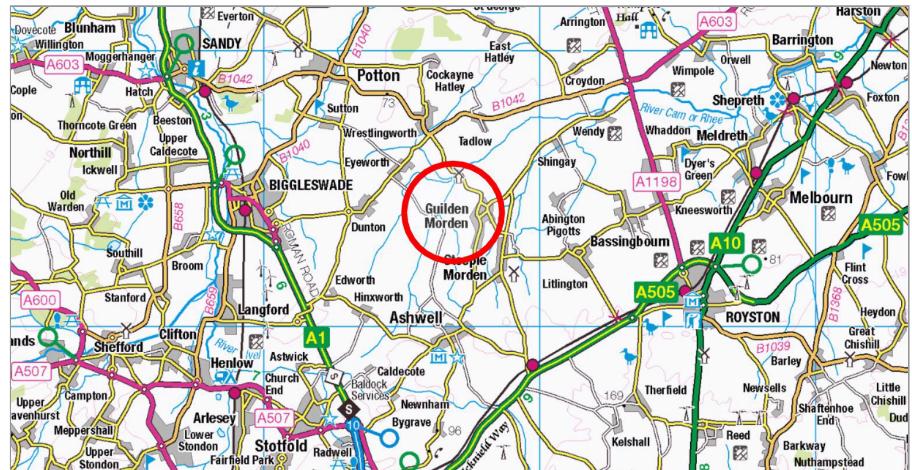


PINK PLAN

**BROWN&CO**

**IMPORTANT NOTICES**

Brown&Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown&Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown&Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown&Co for any error, omission or mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown&Co is the trading name of Brown&Co - Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092. Particulars Dated



Tenure: Freehold

Services: Oil fired central heating. Mains, electricity and drainage

Council Tax Band: G, South Cambridgeshire

EPC: E

**Important Information Regarding the Property Title:** Prospective purchasers are advised that the property may be subject to restrictions, easements, rights of way, or the presence of third-party services crossing the land. Full legal information, including any such matters, can be found within the official title register. The property is registered under Title Number: CB414593. A copy of the title register and title plan can be obtained from HM Land Registry or via your legal

representative. Buyers should satisfy themselves as to the nature of any such matters before entering into any contractual commitment.

**Viewing:** Strictly by prior appointment through the selling agents Brown&Co.

**Agents Note:** A Material Information Pack has been created to be read in conjunction with the particulars and can be made available upon request.

**Contact:**

Harry Simmonds  
Divisional Partner, Residential Sales Manager

Office: 01223 659 050  
Mobile: 07353155166

Harry.simmonds@brown-co.com

**Brown&Co**

The Fairways | Wyboston Lakes | Great North Road | Wyboston | MK44 3AL

T 01480 432220

E stneots@brown-co.com

**BROWN&CO**

Property and Business Consultants