



Church Farm Lane, Steeple Morden, SG8 0NL



**william
h brown**

welcome to

Church Farm Lane, Steeple Morden

A Grade II listed detached thatched cottage offered with no upward chain, 3 bedrooms. 2 reception rooms and separate kitchen, large rear garden with detached double garage, and generous off-road parking.



Door To Entrance Porch

Windows to both sides. Door to lounge.

Lounge

24' 2" x 18' 2" (7.37m x 5.54m)

Spacious L-shaped lounge with feature brick inglenook fireplace, exposed beams, windows to front, sliding doors to rear garden, 2 radiators, wall lighting, doors to dining room and inner hallway.

Dining Room

12' 2" x 9' 9" max (3.71m x 2.97m max)

Kitchen

11' 10" x 10' 4" (3.61m x 3.15m)

Fitted kitchen comprising range of base and wall units, space for kitchen appliances including cooker, fridge/freezer, and washing machine, 1 1/2 bowl stainless steel sink unit with mixer taps and work surface surrounds, built in cupboard, part tiled walls, twin windows to rear garden, door to side.

Inner Hallway

Stairs to first floor landing. Door to Cloakroom/WC. Radiator.

First Floor Landing

Hatch to loft. Exposed beams. Window to side. Doors to:

Bedroom One

16' 4" x 9' (4.98m x 2.74m)

Fitted wardrobes to one wall. Radiator. Exposed beams. Twin windows to front.

Bedroom Two

9' 11" x 8' 10" (3.02m x 2.69m)

Radiator. Window to side.

Bedroom Three

10' 2" x 7' 6" (3.10m x 2.29m)

Built in bookshelves and desk overlooking rear garden. Radiator. Window to rear.

Bathroom

Suite comprising bath, shower cubicle, wash hand basin, low flush WC, part tiled walls, radiator, exposed beams and brick, window to side.

Outside

Rear Garden

Particularly large secluded rear garden with well-stocked decorative flower beds throughout the garden with mature trees, fruit trees, and shrubs, fence surround, detached summer house and gate for side access. Access to detached double garage to side.

Garage

19' 2" x 14' 6" (5.84m x 4.42m)

Detached double garage to the side of the property.

Front

Further garden to front laid to lawn.

Driveway to side leading to gated driveway area providing generous off-road parking for multiple vehicles.



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welcome to

Church Farm Lane, Steeple Morden

- Grade II listed detached cottage in sought-after village of Steeple Morden offered with no upward chain.
- 3 bedrooms.
- Separate lounge and dining rooms.
- Fitted kitchen.
- Large landscaped secluded rear garden.

Tenure: Freehold EPC Rating: Exempt

Council Tax Band: E

£550,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RYN110719 - 0004

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