

BROWN & Co

16 BROOK END



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Steeple Morden | Cambridgeshire | SG8 0PP

A welcoming Grade II listed detached home, set within approximately 0.4 acres of mature, private gardens in Steeple Morden. Exposed beams, an inglenook fireplace and a bespoke kitchen give the house its character, while a rethatched roof and new heating system are valuable improvements. With three bedrooms upstairs and a flexible fourth bedroom downstairs, there is room for family life, visiting guests and time together.

Property Highlights

Grade II listed detached home with plenty of period character -Rethatched roof and new heating system - Approximately 0.4 acres of mature, private gardens - Three upstairs bedrooms and a fourth bedroom or family room downstairs - Two ensuite shower rooms and a family bathroom - Inglenook fireplace with wood burning stove - Exposed beams and a vaulted ceiling - Bespoke kitchen with granite worktops and a Rangemaster cooker - Electric entrance gates, generous parking and detached double garage - Summer house, greenhouse and vegetable garden - Solar panels and EV charging point

Accommodation

Ground Floor - Entrance hall - Utility and boot room - Living room - Inner hallway - Dining room - Kitchen and breakfast room - Family room or fourth bedroom - Ensuite shower room

First Floor - Landing - Principal bedroom- Ensuite shower room - Bedroom two - Bedroom three - Family bathroom

Total: 1,789 sq. ft. (166 sq. m)





DETAILED DESCRIPTION

There is plenty to enjoy about this period home, from evenings beside the wood burning stove to summer meals in the garden. Exposed beams, timber detailing and an inglenook fireplace give the rooms warmth and character, with windows to more than one aspect in many of the rooms.

The living room provides a comfortable place to settle down, while the separate dining room has space for family meals and entertaining. The bespoke kitchen and breakfast room has granite worktops, a Rangemaster cooker and a stable door opening onto the garden. A utility and boot room by the entrance is a useful place for coats and muddy boots after a countryside walk.

The ground floor family room has a vaulted ceiling, exposed beams and its own shower room. It works equally well as an additional sitting room or a fourth bedroom for guests or family members who prefer accommodation downstairs.

Upstairs, the principal bedroom has a walk in wardrobe and ensuite shower room. Two further bedrooms are served by a family bathroom with a freestanding bath.

The house has also been rethatched and benefits from a new heating system.

LOCATION

Steeple Morden offers village life in the South Cambridgeshire countryside, northwest of Royston and close to the Hertfordshire border. The village has a primary school, public house, parish church, recreation ground and village hall, with footpaths and bridleways leading into the surrounding countryside.

Royston provides a wider choice of shops and everyday services, while Cambridge is also within reach. Ashwell & Morden and Royston railway stations offer direct services to London King's Cross and Cambridge, and the nearby A505 connects with the A1(M) and M11.

OUTSIDE

Electric gates open onto a gravel driveway with generous parking and access to the detached double garage. Mature planting and a post and rail fence separate the driveway from the main gardens.

The gardens wrap around the house, with lawns, established borders and mature trees creating a private setting. There is space to sit with a morning coffee, enjoy a meal on the patio or spend an afternoon tending the vegetable garden.

A summer house provides another place to enjoy the grounds, while the greenhouse will appeal to those who like growing their own. A courtyard beside the house connects the entrance with the surrounding garden spaces.

Practical additions include external lighting, power points, an outside tap and an EV charging point. Solar panels are mounted on the roof of the double garage.

The grounds extend to approximately 0.4 acres.



















ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

A welcoming entrance with stone tiled flooring, a timber entrance door and a single glazed timber window to the front. Doors lead to the utility and boot room and living room.

UTILITY AND BOOT ROOM

A practical space with fitted base units, a worktop, stone tiled flooring and a single glazed timber window to the rear.

LIVING ROOM

The inglenook fireplace and wood burning stove form the centrepiece of this room, complemented by exposed brickwork, beams and timbers. Single glazed timber windows overlook the front and rear, and a door leads to the inner hallway.

INNER HALLWAY

Stairs rise to the first floor, with a door through to the dining room.

DINING ROOM

A separate room for everyday meals or gatherings with family and friends, with stone tiled flooring, exposed beams and timbers, and single glazed windows to the front and rear. Doors connect to the kitchen and breakfast room and the family room or fourth bedroom.

KITCHEN AND BREAKFAST ROOM

A bespoke fitted kitchen with wall and base units, granite worktops and an undermounted sink with a main bowl and smaller half bowl, fitted with a chrome mixer tap. There is a Rangemaster cooker and integrated dishwasher, together with space for a full height fridge freezer and wine fridge. Exposed beams and stone tiled flooring continue the character of the house. Single glazed windows overlook the rear and side, and a timber stable door opens onto the garden.

FAMILY ROOM OR FOURTH BEDROOM

With a vaulted ceiling and exposed beams, this room offers flexibility as a sitting room or ground floor bedroom. It has wood effect flooring, single glazed timber windows to the front and rear, and an adjoining shower room.

ENSUITE SHOWER ROOM

Fitted with a shower enclosure with a glass and chrome door, a vanity unit with inset basin, and a WC with an eco flush button. There are partly tiled walls, wood effect flooring, an exposed beam and a single glazed timber window to the side. A built in cupboard houses the oil fired boiler.

FIRST FLOOR

LANDING

Exposed beams and timbers, a built in double cupboard and loft access via a hatch. Doors lead to the bedrooms and family bathroom.

PRINCIPAL BEDROOM

A bedroom with exposed beams and timbers and single glazed timber windows to the front and rear. A walk in wardrobe provides storage, with a separate door leading to the ensuite shower room.

ENSUITE SHOWER ROOM

Fitted with a shower enclosure with a glass and chrome door, a pedestal basin with a chrome mixer tap, and a WC with an eco flush button. Partly panelled walls and a single glazed timber window to the side.

BEDROOM TWO

Exposed beams and single glazed timber windows to the front and side.

BEDROOM THREE

Exposed beams and single glazed timber windows to the side and rear.

FAMILY BATHROOM

A freestanding bath with a telephone style mixer tap is the focal point of the room, alongside a pedestal basin with a chrome mixer tap and a WC with an eco flush button. Partly panelled walls, wood effect flooring and a single glazed timber window to the side complete the room.















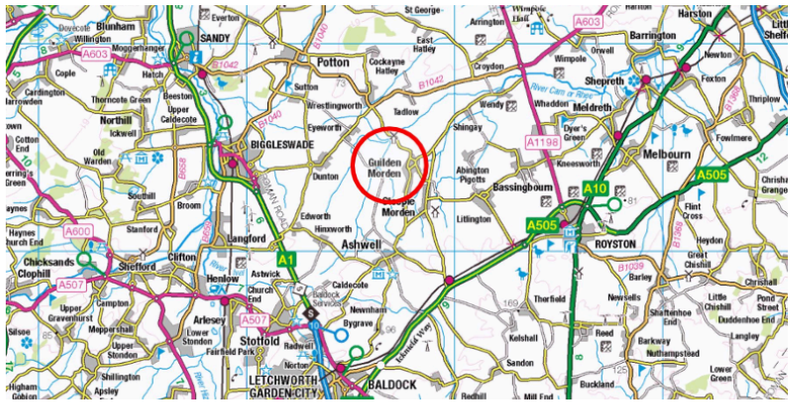






Approximate Gross Internal Area 1789 sq ft -166 sq m
(Excluding Garage & Outbuilding)
Ground Floor Area 1053 sq ft – 98 sq m
First Floor Area 736 sq ft – 68 sq m
Garage Area 343 sq ft – 32 sq m
Outbuilding Area 76 sq ft – 7 sq m





Tenure: Freehold
Services: All services connected, LPG fired heating.
Council Tax Band: G
EPC: E

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.

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: CB203291. A copy of the title register and title plan can be obtained from HM Land Registry or via your legal epresentative.

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

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