



Litlington Road, Steeple Morden, SG8

£800,000 In Excess of



Property Description

PROPERTY INSIGHT

Ensum Brown are delighted to offer for sale this truly stunning detached family home in the popular village of Steeple Morden. This unique property enjoys a wealth of benefits, including a non-estate location, a large extension, renovated to an exceptional standard throughout, 4 double bedrooms, a double garage and beautifully landscaped gardens with an outside cooking area.

On approach, this gorgeous home offers masses of kerb appeal, with its beautiful frontage, pristine front garden, well-tended hedgerows, and side access with a five-bar electric gate, providing access to a double garage with electric doors and further parking for 3 vehicles. Once inside, it's immediately clear how much time, care and attention the current owners have put into this wonderful property. Each room is impeccably decorated, bright and enjoys high-quality fixtures and fittings.

The kitchen/dining room has been decorated to an excellent standard and enjoys a large range of wall and base units, white gloss worktops, a large island with breakfast bar, space for an American-style fridge/freezer, double oven, heating draw, dishwasher, extractor hood, induction hob, wine fridge, inset spotlights, and space for other small appliances. The dining area boasts its own fireplace with a wood-burning stove, pretty pendant lighting, a floor to ceiling window, space for a large dining table and chairs, and access to the rear garden. There is a cloakroom with WC and hand washbasin, and a utility room, enjoying base units, space for further appliances, storage, and access to the side of the house.

The living room is a lovely relaxing area, enjoying windows and doors to a double aspect, distressed wood flooring, a large fireplace with wood-burning



stove, vast amounts of space for a variety of living room furniture, and access to the rear garden.

Upstairs to the first floor, this beautiful home continues to wow with spacious and impeccably decorated living accommodation. The large landing boasts its own large window to a side aspect, pendant lighting, plush carpets, and leads through to 4 very generously-sized bedrooms, storage cupboards, and a large family bathroom, comprising a freestanding bath, WC, his and hers hand washbasins, double vanity unit, large backlit mirror, and pretty white brick tiling.

The master suite is incredibly attractive with beautiful distressed wood flooring, wooden ceiling beams, 3 windows to a dual aspect, integrated wardrobes and an en-suite, comprising a shower, WC and hand washbasin.

Outside is of a very similar standard to the rest of the property with beautifully landscaped gardens, partly laid to lawn and enjoying a stunning slate-tiled patio, a decked area, and an outside cooking area, comprising a sink, gas hob, storage cupboards, a bar, and space for a Komodo BBQ. There are some lovely raised beds with a variety of plants and shrubs, and through to the side of the property, there is a purpose-built office space with floor to ceiling glass windows.

Contact Ensum Brown today for your private viewing appointment. We assure you will not be disappointed.

ONLINE VIEWING & 3D VIRTUAL REALITY 360° TOUR

Explore this property in full 360° reality. On Rightmove, on a desktop click photos and you will find the 3D tour within the photos, on a tablet or phone click the virtual tour tab. 3D virtual reality marketing now comes as part of our standard marketing, don't hesitate to call us if we can help you.

LOCATION - STEEPLE MORDEN

Steeple Morden is a tranquil parish village situated in the southwest of Cambridgeshire, just 15 miles from the city of Cambridge and 5 miles from the popular market town of Royston. Residents can enjoy getting back to nature with many country walks, a variety of local social activities, and a traditional village pub, dating back to the 17th century.

The Church of St. Peter and St. Paul was rebuilt in the 13th century and is how Steeple Morden acquired its name, comprising an aisled nave, steepled south porch and chancel. The church is part of the local group of Parishes in South Cambridgeshire, enjoying regular services and social events.

Steeple Morden benefits from a village hall, which is available for hire, a post office, a garage, a highly-regarded primary school, and a railway station just 2.5 miles away, providing direct links to both Cambridge and London Kings Cross. Further amenities are a stone's throw away in Royston, such as a leisure centre and a variety of sports clubs, including the golf club on Royston Heath. There are a variety of excellent schools to choose from, doctors and dentist surgeries, shops and supermarkets, all surrounded by beautiful countryside and many other pretty villages to explore.

Steeple Morden's proximity to Royston also means residents benefit from further excellent transport links, with a mainline train station offering regular fast services to both Cambridge and London Kings Cross. The A1M and M11 are within a 15-minute drive via the A10/A505, and London Stansted and Luton Airports are both 30-minutes away.

We encourage all homebuyers to visit Steeple Morden to truly appreciate what this beautiful village has on offer.

EPC Rating: D

Key Features

- ✓ Four Bedrooms
- ✓ Village Location
- ✓ High Specification
- ✓ Double Garage
- ✓ Detached House
- ✓ Rarely Available Home
- ✓ Sold With No Onward Chain
- ✓ Gated Driveway
- ✓ En-Suite To Master Bedroom
- ✓ Home Office













All

Ground Floor

Approx. 41.3 sq. metres (444.8 sq. feet)



First Floor

Approx. 70.3 sq. metres (756.9 sq. feet)



Total area: approx. 139.7 sq. metres (1504.1 sq. feet)

Floor Plan measurements are approximate and are for illustrative purposes only.

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