



16 Brook End, Steeple Morden

Royston

In Excess of £900,000





16 Brook End

Steeple Morden, Royston

Ensum Brown offer for sale this updated detached period cottage in Steeple Morden, enjoying a non-estate location, a plot approaching half an acre, over 2000sq ft of accommodation, outbuildings and garages, 2 reception rooms, 4 bedrooms, 3 bathrooms, and stunning gardens.

- Detached Period Home
- Updated By Current Owners
- Over A Third Of An Acre Plot
- Spacious & Flexible Living Space
- Outbuildings & Double Garage
- Kitchen/Breakfast Room & Utility Room
- 4 Bedrooms
- 2 En-Suites & Family Bathroom
- Beautiful Enclosed Gardens

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Council Tax band: G

Tenure: Freehold

Property Insight

Ensum Brown are delighted to offer for sale this detached period cottage in the sought-after village of Steeple Morden. This lovely property has been updated by the current owners, enjoying a non-estate location, a plot approaching half an acre, over 2000sq ft of accommodation, outbuildings and garages, 2 reception rooms, 4 bedrooms, 3 bathrooms, and stunning gardens.

This beautiful detached period cottage enjoys excellent kerb appeal, with a lovely approach and a wonderful frontage of cream render and a thatched roof, surrounded by stunning gardens, paddocks and ample off-road parking. Upon stepping inside, the kitchen is a lovely size, with windows to a triple aspect, a range of modern base and wall units, granite worktops, an island/breakfast bar with a wood worksurface, a range cooker, exposed beams, tiled flooring and splashbacks, an integrated wine cooler and dishwasher, pendant lighting, and room for a fridge/freezer and other small kitchen appliances. The utility room provides further storage and space for larger kitchen appliances.

The dining room adjacent is a bright and generous space, with windows to a dual aspect, beautiful exposed beams, tiled flooring, stairs to the first floor, and lots of room for a large dining table and storage furniture. The lounge is a truly lovely room, enjoying a stunning inglenook fireplace with exposed brickwork, feature lighting, a bressummer beam and a wood-burning stove, exposed beams, carpets, windows to a dual aspect, scone lighting, and ample space for a wide variety of lounge and storage furniture.

The 4th bedroom can also be found on the ground floor, and could be used as further reception space, if desired. It benefits from multiple windows to a dual aspect, vaulted ceilings, exposed beams, neutral decor, wood flooring, pendant lighting, and an en-suite bathroom, comprising a shower, WC and hand wash





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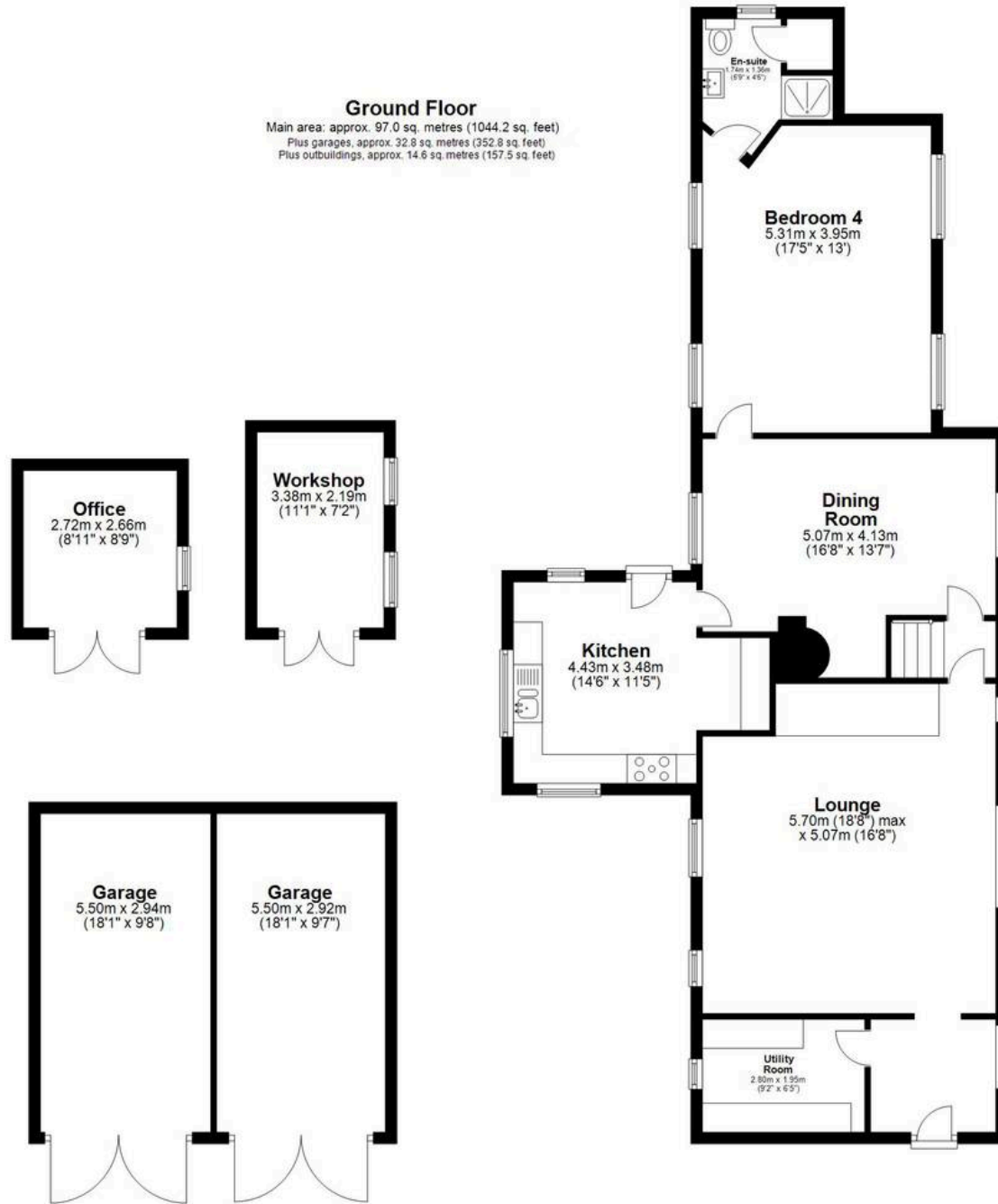
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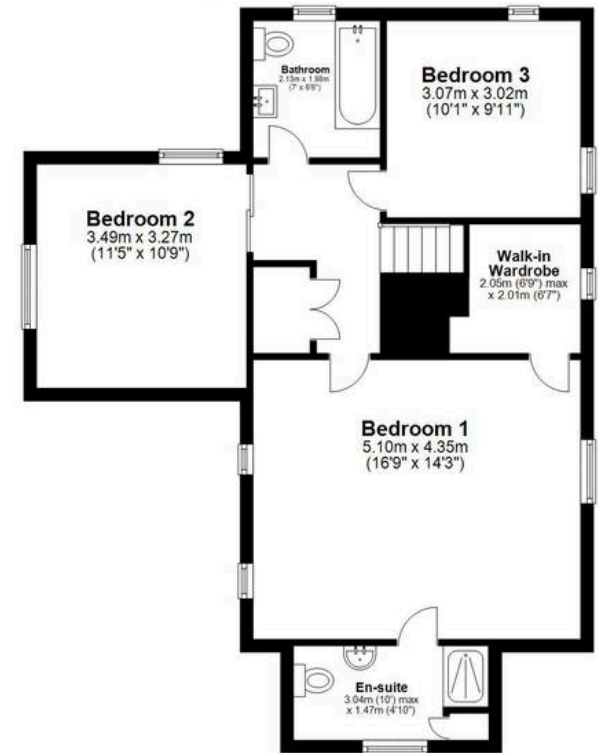
Ground Floor

Main area: approx. 97.0 sq. metres (1044.2 sq. feet)
Plus garages, approx. 32.8 sq. metres (352.8 sq. feet)
Plus outbuildings, approx. 14.6 sq. metres (157.5 sq. feet)



First Floor

Approx. 65.7 sq. metres (707.1 sq. feet)



Main area: Approx. 162.7 sq. metres (1751.2 sq. feet)
Plus garages, approx. 32.8 sq. metres (352.8 sq. feet)
Plus outbuildings, approx. 14.6 sq. metres (157.5 sq. feet)

Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.
Plan produced using PlanUp.



Ensum Brown

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