



25 The Green, Steeple Morden

Royston

Guide Price £1,195,000





25 The Green

Steeple Morden, Royston

Ensum Brown offer for sale this extended and refurbished detached home in Steeple Morden, with a generous plot, over 2500sq ft of accommodation, a kitchen/breakfast/dining room, a utility, a triple-aspect living room, a study, 4 double bedrooms, 3 bathrooms, a wrap-around garden, and a garage.

- Over 2500sqft of Accommodation
- Stunning 4 Bedroom Detached Georgian Home
- Refurbished and Maintained to an Incredible Standard Throughout
- Sitting on a Generous Plot in a Highly Sought After Location
- Garage and Driveway
- Period Features Throughout
- Triple Aspect Living Room with original Elm Beams
- Separate Utility Room
- Impressive 4 Piece Family Bathroom with Underfloor Heating
- Beautiful Wrap Around Garden

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Property Insight

Ensum Brown are delighted to offer for sale this beautifully extended detached family home in the popular village of Steeple Morden. This property has been refurbished and maintained to an incredible standard throughout and sits on a generous plot in a highly sought-after area of the village. It benefits from over 2500sq ft of accommodation, a beautiful kitchen/breakfast/dining room, a utility room, a stunning triple-aspect living room, a large study, a spacious entrance hallway, excellent storage, 4 well-proportioned double bedrooms, 2 four-piece family bathrooms, an en-suite to the primary, a beautiful wrap-around garden, an integral garage, and driveway parking for 4 vehicles. This magnificent property enjoys a beautiful frontage and approach, set within stunning wrap-around gardens which have been meticulously maintained by the current owners. What started as a pair of 1-up, 1-down cottages built for and by workers from the Wimpole Estate has been progressively extended and adapted over the years to create something truly spectacular. The property retains its original elm beams, which are visible in the house and date back to the 19th Century, lending to its charming period features.

The current owners have spared no expense in bringing the cottage to its current standard, including fantastic refurbishment throughout, modern insulation in the newly renovated areas, replaced pipework and drainage, pressurised water systems, a smart Honeywell heating hub which can be controlled via an app, and a new fuse board with extra positions for an EV-charger point or power to future outbuildings. The property is also able to receive a up to 900MB broadband connection.

Upon stepping inside, the entrance hallway is incredibly spacious, welcoming and beautifully decorated, alluding to the incredible standard seen throughout. There is pretty porcelain tiled flooring, inset lighting, room for furniture, excellent integrated storage, access through to the downstairs living space, and stairs to the primary suite.





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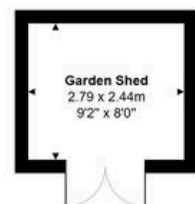
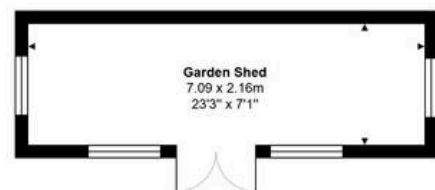
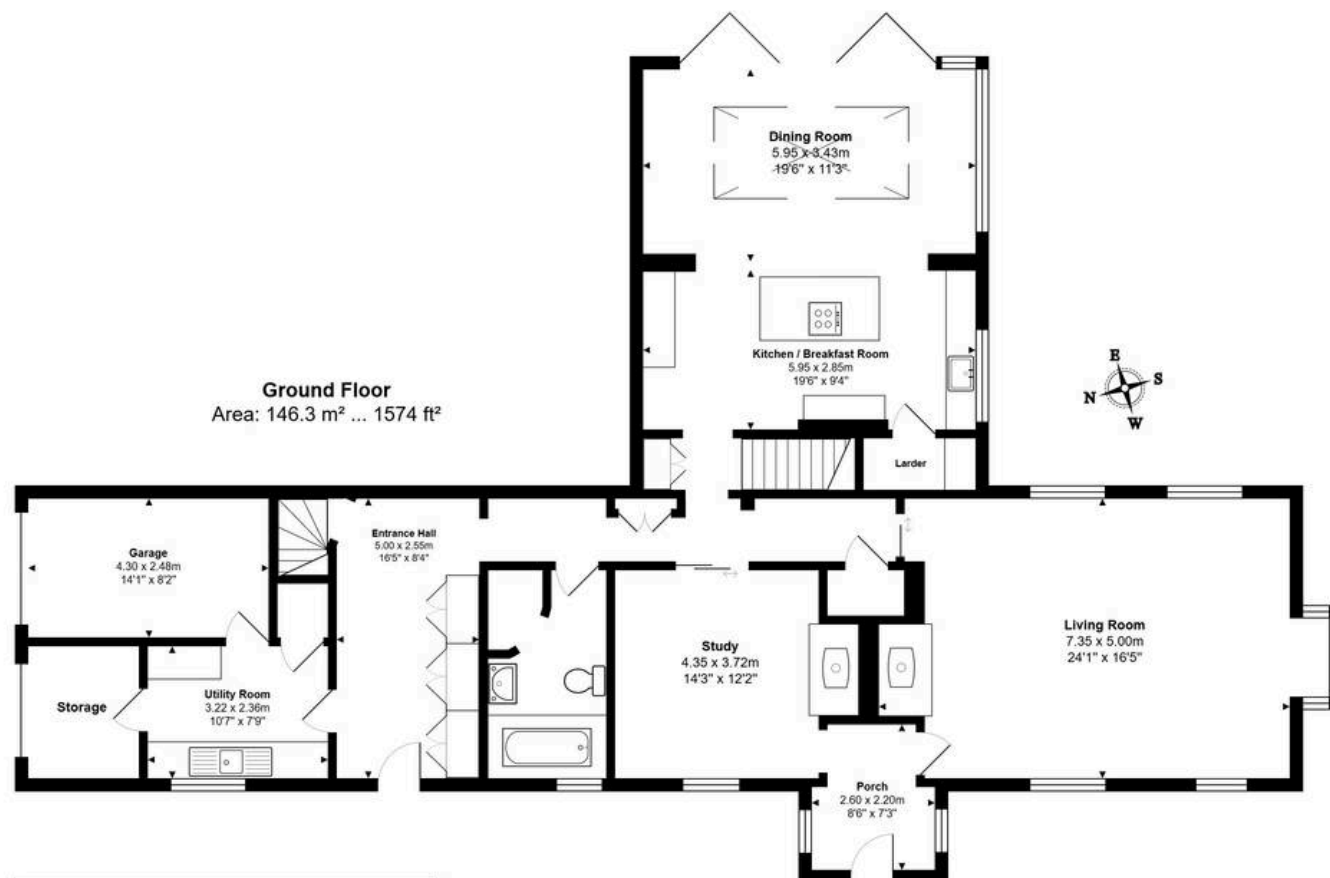
The primary suite enjoys a large bedroom with a dual aspect and an en-suite bathroom, comprising a bath with an overhead shower, a WC, a hand wash basin, electric underfloor heating and a separate hot water tank. If desired, it could be an excellent annexe space, since the utility room nearby could be converted into a kitchen and the back door could be used as private access.

The wonderful open-plan kitchen/breakfast/dining room is truly the heart of this lovely home, with the beautiful orangery enjoying windows, a stunning roof lantern and bi-fold doors leading out onto a sunny garden terrace, making it an excellent space for entertaining. There is a wide range of bespoke solid wood Shaker-style base and wall units by Devol Kitchens, oak and composite worktops, porcelain tiled flooring, a butler sink, inset and pendant lighting, integrated ovens, a hob and a dishwasher, and space for an American fridge/freezer, a large dining setting, storage furniture and other kitchen appliances. The utility room provides further storage, a butler sink, electric underfloor heating, access to a large storage room, and space for 2 plumbed and drained appliances.

The living room is spacious and wonderfully bright, with 5 windows to a triple aspect, beautiful exposed beams and upstands, an exposed brick inglenook fireplace with a wood-burning stove, plush carpets, feature lighting and ample room for a wide variety of lounge and storage furniture. The snug, adjacent to the living room, shares the other side of the beautiful inglenook fireplace, with another wood-burning stove, exposed beams and upstands, sconce and feature lighting, porcelain tiled flooring, and space for furniture.

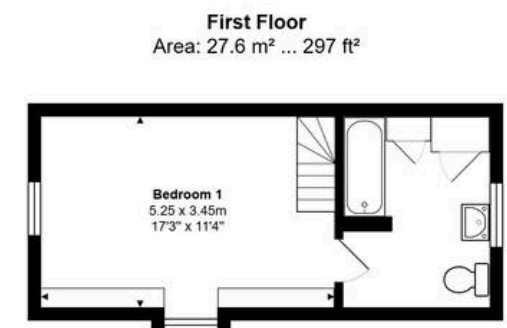
There is also a beautifully presented family bathroom on the ground floor, which benefits from a bath, a WC, a hand wash basin, electric underfloor heating, a mirror with sensor light and demister, and a stunning walk-in shower with its own heated towel rail.





Total Area: 241.1 m² ... 2596 ft² (excluding garage, storage, garden shed)

All measurements are approximate and for display purposes only





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