



Buxtons Lane,
Gilden Morden, Hertfordshire SG8 0JU



5 Buxtons Lane, Guilden Morden, SG8 0JU

Guide price £950,000

A substantial four bedroom detached family house standing in superb grounds of about two thirds of an acre.

Guilden Morden is a highly desirable village surrounded by delightful countryside on the borders of Cambridgeshire and Hertfordshire. The area is well served by educational facilities with primary schools in Ashwell and Steeple Morden and secondary schooling in Baldock and Bassingbourn. There is also a choice of independent schools in nearby Letchworth Garden City, Hitchin and Cambridge.

Guilden Morden and the neighbouring village of Steeple Morden both provide local amenities including, public houses, parish churches and a village shop. The nearby towns of Royston, Baldock, Letchworth Garden City and Biggleswade all provide more comprehensive shopping and recreational facilities.

For the commuter there is a train station in Ashwell which provides a fast and regular rail service into London Kings Cross. The market towns of Royston and Baldock provide more comprehensive facilities including a Tesco superstore and further railway stations. Access to major road networks is within easy reach via the A505, the A10 and A1(M).

The property, originally constructed in the 1970's has subsequently been altered and extended to create a comfortable family home but provides further scope to extend - subject to obtaining the necessary consents. Standing in a superb level plot of about 0.65 acre (2642sqm) adjoining paddocks and overlooking open countryside, the well presented accommodation which has oil fired central heating and double glazing, comprises:

GROUND FLOOR

ENTRANCE PORCH

External light. Double glazed front door to:

ENTRANCE HALL

Radiator. Staircase with storage under. Oak internal doors to all rooms.

CLOAKROOM

Double glazed window to rear. Suite comprising low level wc and wall mounted wash hand basin with tiled splashbacks.

SITTING ROOM

5.61m x 3.66m (18'5" x 12')

Double glazed window to front and casement doors to rear. Two radiators. Chimney breast with Stovax log burner and stone surround. Four wall light points.

DINING ROOM

3.66m X 2.87m (12' X 9'5")

Double glazed window to front. Radiator. Coved ceiling. Door to:

STUDY

3.58m x 2.18m (11'9" x 7'2")

Double glazed window to front. Radiator.

KITCHEN/BREAKFAST ROOM

4.95m x 3.71m (16'3" x 12'2"max)

Overall measurement. Comprising:

BREAKFAST AREA

Oil fired boiler. Radiator. Range of floor to ceiling cupboards. Tiled floor. Recessed downlights. Double glazed door to utility room. Open plan to:

KITCHEN AREA

Double glazed window to front. Recently re-fitted with a comprehensive range of wall and base units with extensive laminate work surfaces and tiled splashbacks. Work surface lighting. Stainless steel sink with drainer and mixer tap. AEG oven and grill, ceramic

hob and Elica extractor fan over. Miele integrated dishwasher. Integrated fridge. Tiled floor. Recessed downlights.

UTILITY ROOM

2.34m x 2.31m (7'8" x 7'7")

Double glazed door to rear. Range of oak fronted wall and base units with laminate work surfaces and tiled splashbacks. Inset 1¼ bowl stainless steel sink with drainer and mixer tap. Plumbed for washing machine. Space for dryer. Tiled floor. Personal door to garage.

FIRST FLOOR

LANDING

Double glazed window to rear. Airing cupboard. Loft access.

MASTER BEDROOM

5.36m x 3.78m (17'7" x 12'5")

Double glazed window to front. Radiator. Range of custom made furniture to include wardrobes, drawers, cabinets and dressing table. Open plan to:

DRESSING AREA

2.21m x 2.18m (7'3" x 7'2")

Double glazed window to rear. Radiator. Continuation of wardrobes and drawers. Door to:

EN-SUITE BATHROOM

Double glazed window to rear. Contemporary suite comprising low level wc, pedestal wash hand basin, twin grip panel bath and corner shower cubicle. Tiled floor. Heated towel rail. Tiled walls. Loft access.

BEDROOM TWO

4.75m x 2.92m (15'7" x 9'7")

To include depth of fitted wardrobes. Two double glazed windows to front. Radiator.

BEDROOM THREE

3.38m x 2.95m (11'1" x 9'8")

Plus depth of fitted wardrobe cupboards. Double glazed window to front. Radiator.

BEDROOM FOUR

2.72m x 2.54m (8'11" x 8'4")

Double glazed window to rear. Radiator.

BATHROOM

Double glazed window to rear. Contemporary suite comprising low level wc, wash stand with basin and panel bath with shower over and screen. Tiled walls. Two heated towel rails. Recessed downlights.

OUTSIDE

FRONT GARDEN

Laid to lawn with driveway parking for several vehicles. External lighting.

INTEGRAL GARAGE

6.55m x 2.92m (21'6" x 9'7")

Maximum overall internal measurement. Double glazed window to rear. Up and over door to front. Light and power.

REAR GARDEN

Immediately to the rear and side of the house there is a paved patio leading to a large expanse of lawn interspersed with some eighteen apple trees together with a number of established Silver Birch trees and hedging. External lighting and water tap. Oil storage tank.

OUTBUILDINGS

To include: Timber summerhouse. Substantial timber shed. Dog kennel. Timber loose box and log store. Concrete hardstanding.

TENURE

Freehold

FLOORPLAN DISCLAIMER

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VIEWING INFORMATION

By appointment only through Putterills of Hertfordshire, through whom all negotiations should be conducted.

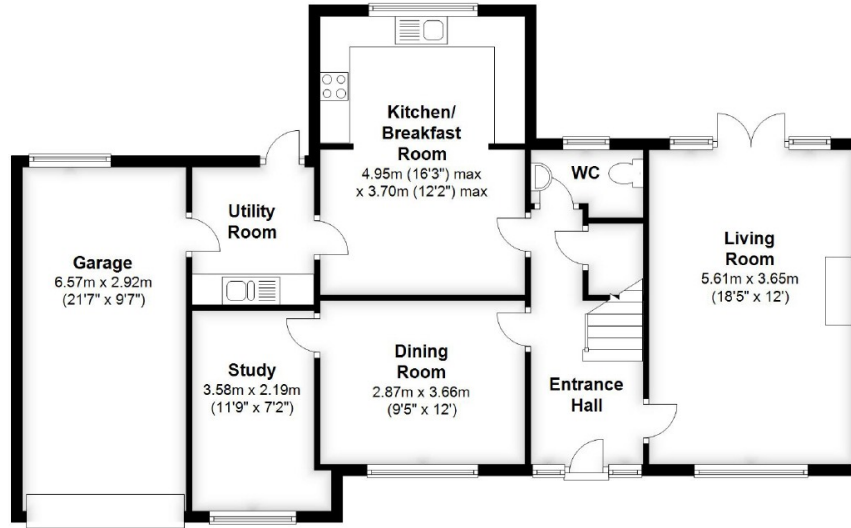
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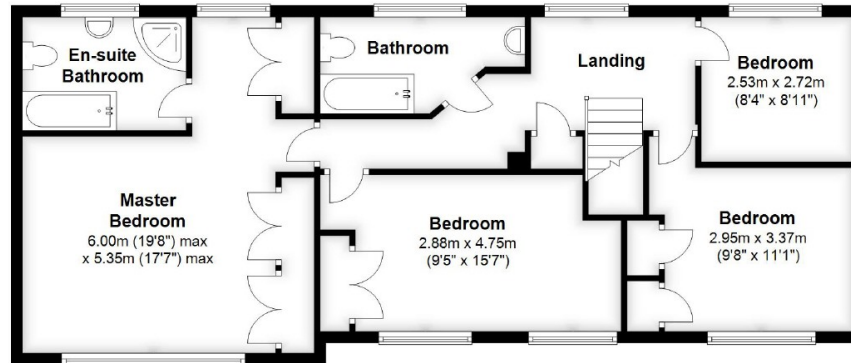
Ground Floor

Approx. 96.0 sq. metres (1033.7 sq. feet)



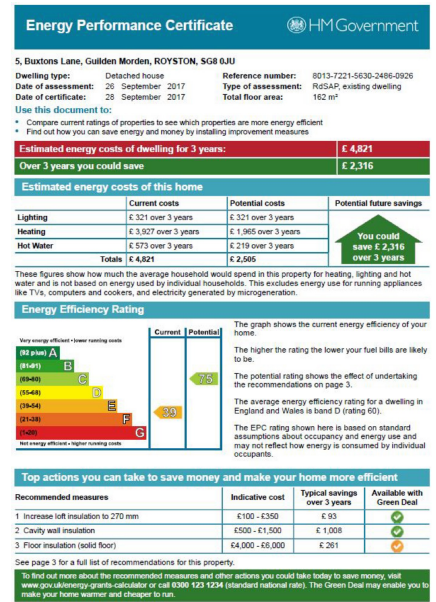
First Floor

Approx. 87.0 sq. metres (936.8 sq. feet)



Total area: approx. 183.1 sq. metres (1970.5 sq. feet)

5 Buxtons Lane







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