



Hay Street, Steeple Morden, Royston, Hertfordshire

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# The Tedders

## 62 Hay Street

### Steeple Morden

#### SG8 0PE

An impressive, detached property with spacious, flexible accommodation in a desirable village setting.

Royston town centre 5.8 miles, Royston mainline station 6.3 miles and Ashwell & Morden train station 2.8 miles, A1 6.5 miles, Cambridge city centre 15.0 miles

Reception hall | Sitting room | Office | Dining room | Breakfast room | Kitchen | Larder | Utility Boot room | Cloakroom | Principal bedroom with en suite bathroom | 4 Further bedrooms Family bathroom | 2 Shower rooms | Bedroom 6 located in the basement with living area, dressing area and kitchenette | Wine cellar Snooker room | Garage | Garden | EPC rating E

#### The property

The Tedders is a handsome, substantial detached family home offering more than 4,500 square feet of living space, with elegant period styling and flexible, spacious reception rooms throughout.

The reception hall provides a splendid welcome to the property, with its sweeping curved staircase leading to the galleried first-floor landing. The main ground floor reception room is the 28ft sitting room, which has an open fireplace and French doors opening onto the rear garden. Double doors connect the sitting room to the formal dining room, which also has doors onto the garden. There is also a useful office, a breakfast room for informal dining and a well-equipped kitchen with plenty of storage and integrated appliances.

The first floor has five comfortable double bedrooms, all of which benefit from fitted

storage. The generous principal bedroom has a large en suite bathroom with dual washbasins, while there is also a family bathroom and a further shower room on the first floor.

The lower ground floor provides further accommodation and could be used as a self-contained annexe if required. There is a large play room, a wine cellar, a kitchenette, a bedroom with a dressing area and a family area and a shower room.

#### Outside

At the front of the property, the gravel driveway provides plenty of parking space and access to the integrated double garage for further parking and storage space. Also at the front is a pretty pond, while to the rear, the garden includes extensive paved terracing for al fresco dining, an area of lawn, various border shrubs, hedgerow and trees and a peaceful further patio area in a peaceful, sheltered, wooded space towards the rear of the garden.

#### Location

Steeple Morden is a popular and pretty village located in attractive, undulating countryside on the borders of Cambridgeshire and Hertfordshire. There are good local amenities in the village itself with further facilities in neighbouring Guilden Morden and Ashwell. For those needing to commute, Ashwell and Morden the train station is a six-minute drive and provides a regular and fast service to London and Cambridge. The market town of Royston provides more varied, local facilities as well as a Tesco superstore and Marks and Spencer Simply Food. Access to main road networks is within easy reach via the A505 (leading to the M11, M25 and Stansted Airport), the A10 and A1(M) to London and the North. There is a primary school in Steeple Morden and secondary schooling in Baldock and Bassingbourn. There is the option of all the independent schools in Cambridge, Letchworth and Bedford.

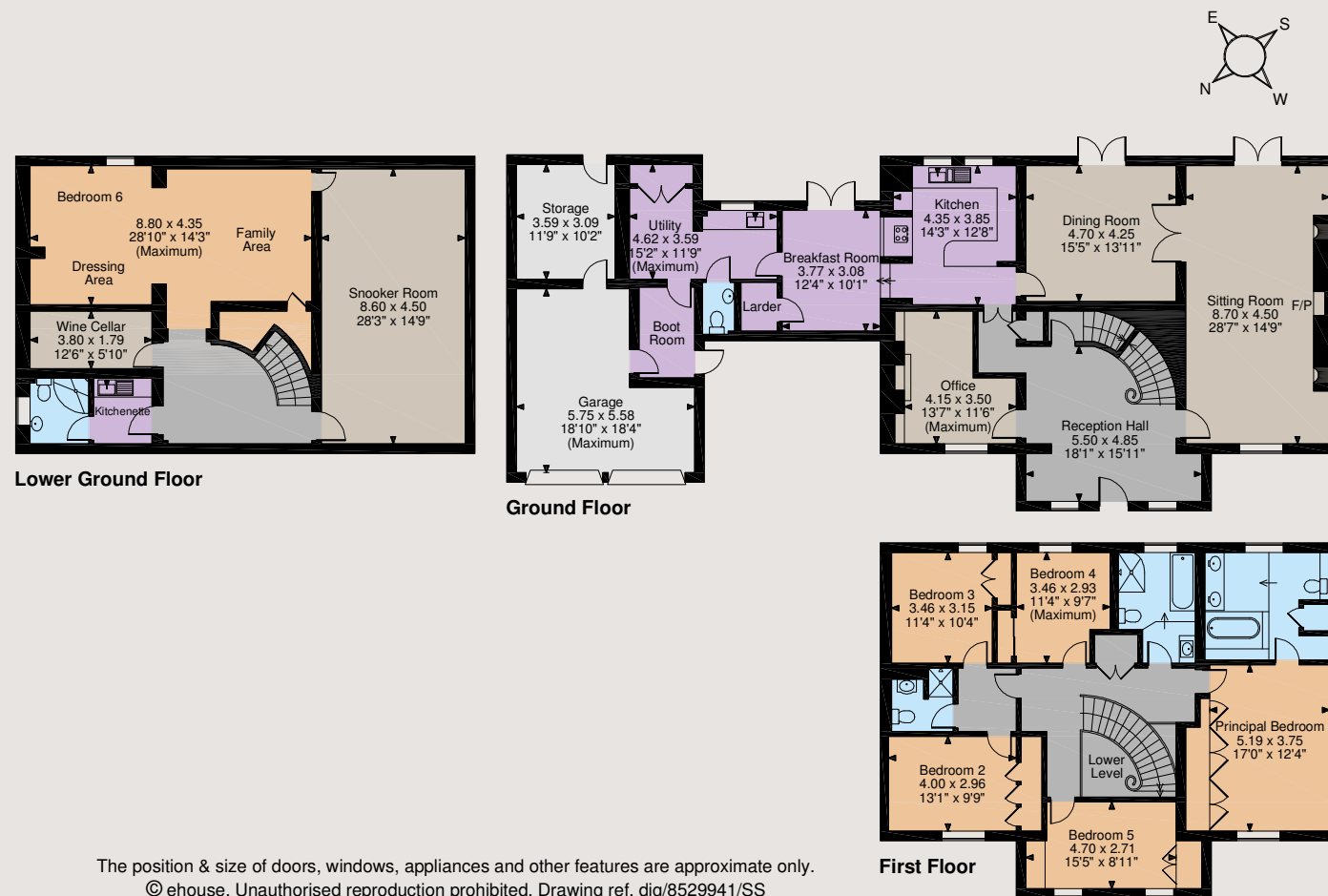








Floorplans  
House internal area 4,356 sq ft (405 sq m)  
For identification purposes only.



## Directions

From Cambridge, take the A603 towards Sandy. Continue through Barton and Wimpole and at the roundabout at the A1198 turn left towards Royston. Take the first right hand turn signposted The Mordens. Pass through the village of Wendy. After about two miles, take the left hand turning to Steeple Morden. On reaching the village, continue onto Hay Street and the property will be on the left-hand side.

## General

**Local Authority:** South Cambridgeshire District Council

**Services:** Mains electricity, water and drainage

**Council Tax:** Band H

**Fixtures and Fittings:** Subject to contract

**Tenure:** Freehold

**Guide Price:** £1,750,000

## Cambridge

66-68 Hills Road, Cambridge CB2 1LA

**01223 459 500**

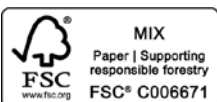
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