



Fine village house dating back to the late 17th century

Avenells, 8 Church Street, Guilden Morden, Royston SG8 0JD

Freehold

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Grade II listed • Well proportioned accommodation • Remodelled in the 19th century • Fine reception rooms • First floor library • Triple garage • Secluded part-walled gardens

Local information

• Guilden Morden is a village located about 16 miles south west of Cambridge. The popular area benefits from two public houses, one of which is community owned, a parish church and village hall. In the local area is a post office and farm shop. Comprehensive shopping facilities can be found in nearby Baldock and Royston.

• Ashwell & Morden railway station is approximately 4 miles distant with regular rail services to both Cambridge and London.

• For the commuter, Guilden Morden is well placed for the A505 and A10 and the A1(M) trunk road leading south to the M25, and north to the Midlands and beyond.

• Guilden Morden has a primary school with secondary schooling available at Knights Templar at Baldock and Bassingbourn Village College. There is independent schooling at Kingshott School, Hitchin for the 3-18 years age group and St Christopher's School, Letchworth for the 4 - 18 years age group, St Francis' at Letchworth, Kimbolton School and a range of independent schools in Cambridge.

• Clubs and activities are available in the village for all ages and include but are not limited to a football club, cricket club, Women's Institute and local history group.

About this property

Avenells is a fascinating and historic Grade II listed house with origins dating back to medieval times. The main part to the front is in the Queen Anne revival style with roughcast elevations under deep modillion eaves cornice with casement windows and a projecting porch with arched fanlight and double entrance doors topped by a wrought iron balustrade.

The rear of the house is set at a slight angle to the front with three steep gables facing over the garden. The house has undergone many changes primarily in the 18th and 19th centuries. Of particular note was the remodelling carried out by a Mr Waring of Waring & Gillow fame who extensively altered the house in around 1900 in a grand style. The front part of the house has two main stories with a third floor above containing three further rooms (currently used as an office and as storerooms) and also features three beautifully proportioned reception rooms, a fine reception hallway at the centre with a woodburner, an atmospheric panelled dining room and a light and spacious drawing room with bow window to the front, open fireplace and doors through to a conservatory with tiled floors overlooking the garden.

At the rear of the hallway is a mahogany staircase and steps down into a further panelled sitting room with a beamed



ceiling, open fireplace set into a stone Minster style surround. The kitchen and adjoining breakfast room has a quarry tiled chequer pattern floor, a central island, a range of painted wooden units including a dresser. There is a utility room at the rear of the house.

At first floor level there are five large bedrooms all with fireplaces, three bathrooms (one en suite) and a superb library which was formerly a billiard room.

The accommodation overall extends to approximately 6,102 sqft and is shown in greater detail in the attached dimensioned floor plans.

Tenure

Freehold

Viewing

Strictly by appointment with Savills





Approximate Floor Area = 566.9 sq m / 6102 sq ft
Garage = 45.9 sq m / 494 sq ft
Wood Store = 5.7 sq m / 62 sq ft
Total = 618.5 sq m / 6658 sq ft



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