



7 Thompsons Meadow, Guilden Morden,
SG8 0UA

 **THOMAS MORRIS**



Offers in excess of: £750,000 Freehold

Thompsons Meadow, Guilden Morden,

- Five Bedrooms
 - Double Garage
 - Countryside Views to Rear
 - External Home Office
 - Four Reception Rooms
 - Close to Train Station
 - Stunning Village Location
 - Flexible Accommodation
 - Freehold
 - EPC - D58
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A substantial, detached family residence with generous accommodation throughout, offering countryside views to the rear aspect and parkland to front.

This stunning family home offers versatile living accommodation comprising; Spacious Entrance Hallway, Dining Room, Living Room, Study, Garden Room, Kitchen/Breakfast Room, Utility, Cloakroom, First Floor Landing, Five Bedrooms, En Suite to Principal bedroom and Family Bathroom.

To the front aspect is a double garage and extensive driveway for multiple vehicles to park and offering gated access into the rear garden.

The rear garden is of ideal size and offers full privacy with beautiful views. Mainly laid to lawn and including a superb garden room, insulated, heated and ideal for those needing an external bedroom/home office/outbuilding.



Accommodation

Entrance Hall 7'11" x 3'7" (2.41m x 1.1m).

Inner Hallway 13'8" x 10' (4.17m x 3.05m).

Cloakroom 2'11" x 5'8" (0.9m x 1.73m).

Kitchen Dining Room 16'11" x 12'5" (5.16m x 3.78m).

Utility Room 5'9" x 6'2" (1.75m x 1.88m).

Living Room 15'2" x 13'6" (4.62m x 4.11m).

Dining Room 11'4" x 13'5" (3.45m x 4.1m).

Sun Room 10'4" x 15' (3.15m x 4.57m).

Landing 17'10" x 9'11" (5.44m x 3.02m).

Inner Landing 19'5" x 3'7" (5.92m x 1.1m).

Principle Bedroom 12' x 12'4" (3.66m x 3.76m).

Ensuite Bathroom 9'3" x 3'3" (2.82m x 1m).

Bedroom Two 14'4" x 16'4" (4.37m x 4.98m).

Bedroom Three 10' x 12'5" (3.05m x 3.78m).

Bedroom Four 12' x 6'10" (3.66m x 2.08m).

Bedroom Five 8'4" x 10' (2.54m x 3.05m).

Bathroom 5'10" x 11'8" (1.78m x 3.56m).

Double Garage 18'4" x 16'6" (5.6m x 5.03m).

Summerhouse/External Office 7'5" x 13'11" (2.26m x 4.24m).



To conform with government Money Laundering Regulation 2017, we are required to confirm the identity of all prospective buyers. We use the services of a third party, Lifetime Legal, who will contact you directly at an agreed time to do this. They will need the full name, date of birth and current address of all buyers. There is a nominal charge of £60 including VAT for this (for the transaction not per person), payable directly to Lifetime Legal. Please note, we are unable to issue a memorandum of sale until the checks are complete.



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Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

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