



39a Church Street, Thriplow, SG8 7RE  
Guide Price £625,000 Freehold



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01223 800860

**\* CHAIN FREE\* A SPACIOUS, DETACHED FOUR BEDROOM SINGLE STOREY HOME WITH OUTBUILDING IN A SPACIOUS PLOT OF ABOUT 0.21 ACRES AND PARKING IN THIS SOUGHT-AFTER VILLAGE.**

- Detached single storey home
- Split level living/dining room
- Built in 1988 of about 1757 sqft
- Double glazing
- About 0.21 acres overall
- 4 bedrooms, bathroom & ensuite shower
- Kitchen and separate utility
- Oil-fired radiator heating
- Outbuilding
- Conservation area

39a Church Street is a well presented, single storey home of brick elevations under a tiled roof set in a raised position backing onto paddocks on the eastern side of the village. There is spacious accommodation extending to about 1757 sqft. A large entrance hall opens to an inner hall, which leads to a split-level living/dining room with an open fireplace and sliding doors to the garden. There is a kitchen/breakfast room and a separate utility room with an oil boiler and a back door.

There are four bedrooms, an ensuite shower room, family bathroom and a separate w.c.

The property is accessed on a shared gravel driveway leading to the raised parking area adjacent to the outbuilding. The garden is laid mainly to lawn with mature shrubs and trees.

**Agent's Note**

Please note that the property owns the driveway over which the owners of 39 Church Street have a right of way. Maintenance costs are split 50/50. A copy of the conveyance is available for inspection on request. This is a probate sale and probate has been granted.

**Location**

Thriplow is justifiably one of South Cambridgeshire's most sought-after villages located in a delightfully rural environment surrounded by open undulating countryside yet only 8 miles south of Cambridge and 6 miles north of Royston.

The village is home to a highly regarded primary school and pre-school, pub and shop and hosts the Thriplow Daffodil Weekend annually. The elevated church, village green and cricket pitch make Thriplow a wonderfully picturesque place to live.

**Tenure**

Freehold

**Services**

Mains water, electricity and drainage are connected.

**Statutory Authorities**

South Cambridgeshire District Council.

Council Tax Band - G

**Fixtures and Fittings**

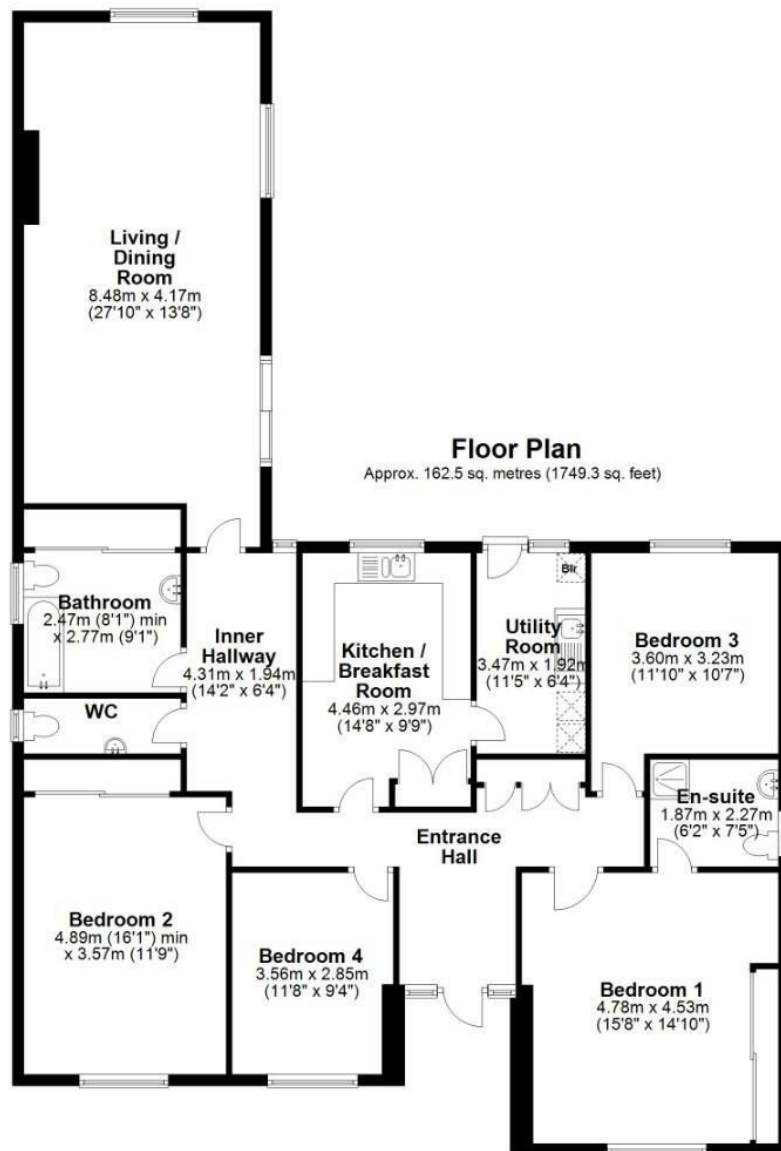
Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest.

**Viewing**

Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.

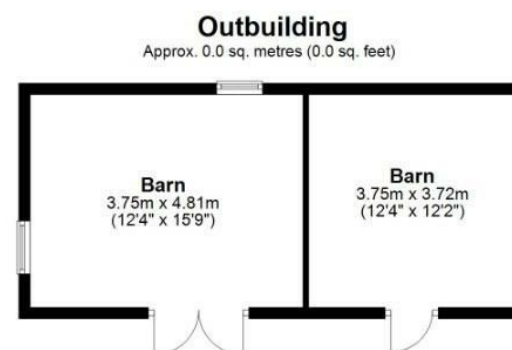






Total area: approx. 162.5 sq. metres (1749.3 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		
		EU Directive 2002/91/EC

70

45



