



4 Pigeons Close, Thriplow, Royston, Herts, SG8 7RF
Guide Price £750,000 Freehold



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**AN EXTENDED AND MUCH IMPROVED FOUR BEDROOM DETACHED FAMILY HOME,
REFURBISHED AND PRESENTED BEAUTIFULLY SET WITHIN A GENEROUS AND
PRIVATE GARDEN OVERLOOKING PADDOCKS CENTRALLY LOCATED WITHIN THIS
HIGHLY SOUGHT-AFTER VILLAGE.**

• Kitchen/breakfast/family room • Sitting room • Dining room • Cloakroom
WC • Utility room • Three bedrooms • Family bathroom • Off road parking and double
garage • Gardens to front and rear

Location

Thriplow is justifiably one of South Cambridgeshire's most eagerly 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.

The Property

The property occupies a tranquil cul-de-sac position with views over paddocks located centrally within the village with the highly thought of primary school just a short walk away. The current owners have transformed the property with a programme of expansion and refurbishment resulting in spacious and well planned accommodation and beautifully presented throughout. Further planning permission, which has recently lapsed, was granted to extend the property further creating a large master bedroom suite with bathroom. The accommodation comprises: a spacious entrance hall with stairs rising to the first floor accommodation and a cloakroom WC off. The sitting room boasts a dual aspect with bi-fold doors to the garden and a fireplace with inset wood burning stove. The dining room enjoys views over the garden and paddocks beyond. The kitchen/breakfast/family room is very much the heart of this beautiful home fitted with bespoke cabinetry, solid oak work surfaces with inset ceramic double sink unit with mixer tap and drainer, pull-out larder and a Rangemaster stove with matching extractor over and an integrated dishwasher. There are bi-fold doors to the kitchen garden with views over paddocks beyond. Just off is a handy utility room and a door to outside and garage with space and plumbing for a washing machine, tumble dryer and a free-standing central heating boiler. Upstairs there are three good size bedrooms and a refitted family bathroom with Travertine wall and floor tiles. Outside there is off road parking for several vehicles leading to the garage with two up and over doors, power and light connected. The kitchen garden is laid mainly to shingle with flower and shrub borders. The rear garden is laid mainly to manicured and shaped lawns with well stocked flower and shrub borders and beds, a selection of specimen trees and bushes and to the rear of the garden there is a fruit, vegetable and herb garden with pergola and summerhouse.

Key Features

Four bedroom detached family residence
Fabulous bespoke kitchen/breakfast/family room
Two reception rooms including sitting room with wood burning stove
Lapsed planning permission for generous extension
Off road parking and one and half garage
Private garden with paddock views

Fixture and fittings

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

Services:

Mains water, electricity and drainage are connected.

Statutory Authority:

South Cambridgeshire District Council

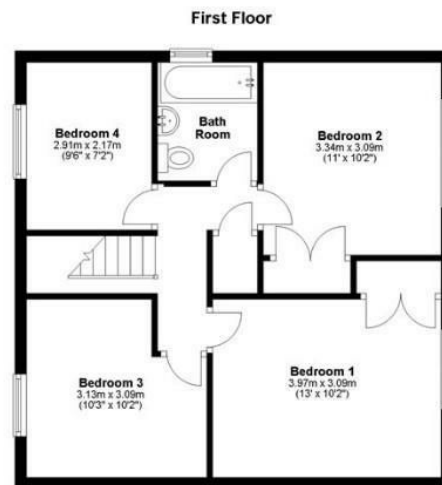
Tenure:

Freehold

Viewing:

Strictly by appointment through the vendors sole agents Redmayne Arnold & Harris





Approx. gross internal floor area 133 sqm (1425 sqft)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

