



Barkers Close, School Lane, Thriplow, SG8 7RH  
Guide Price £675,000 Freehold



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**A CHARMING DETACHED THREE BEDROOM PERIOD STYLE COTTAGE OF ABOUT 1094 SQFT IN MATURE GARDENS AND GROUNDS OF 0.66 ACRES BACKING ONTO OPEN PADDOCKS IN THE CENTER OF THE VILLAGE CONSERVATION AREA.**

- Detached cottage
- 3 bedrooms, bathroom, cloakroom
- Kitchen/dining room, sitting room
- Oil fired central heating
- EPC - E / 48
- Plot size - 0.66 acres
- Built in 1969
- Private driveway parking and a garage
- Council tax band - F

This attractive and charming cottage was built in a period style in 1969. It is of rendered elevations on a brick plinth under a peg tile roof, with a substantial chimney stack. The front structure of the house incorporates a timber frame saved from a demolished cottage in Middle Street believed to date from the C17th. The accommodation is of great charm on two floors of about 1094 sqft, with exposed timber frame and brickwork. It requires refurbishment and updating throughout. It comprises an entrance hall, cloakroom, sitting room with exposed timbers and an inglenook style open fireplace, and a spacious kitchen/dining room. On the first floor there are three bedrooms and a bathroom. The property has the benefit of an oil-fired radiator heating system and double glazing throughout.

The gardens extend to about 0.66 acres with a wide frontage to School Lane with a mature hedge. There is a gravel driveway leading to the attached single garage. There is a small wooded area, which is partially low lying, adjacent to a surface water ditch. The boundaries to the southeast and southwest overlook mature meadows.

The property is within the village development framework and conservation area.

**Location**

Thriplow is a popular village about 8 miles south of Cambridge. The village offers an excellent range of local amenities including a Parish Church, a highly regarded Church of England Primary school, village shop, village hall, community owned public house and an active cricket club. Secondary schooling is available at Sawston or Melbourn. Duxford Imperial war museum is nearby. The village is ideally placed for access to Cambridge with excellent road connections and local bus services. There are mainline railway stations at Whittlesford Parkway (Liverpool Street) and Royston (King's Cross/St Pancras).

**Tenure**

Freehold

**Services**

Main services connected include: water, electricity and mains drainage. Oil fired radiator heating.

**Statutory Authorities**

South Cambridgeshire District Council.

Council Tax Band - F

**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.



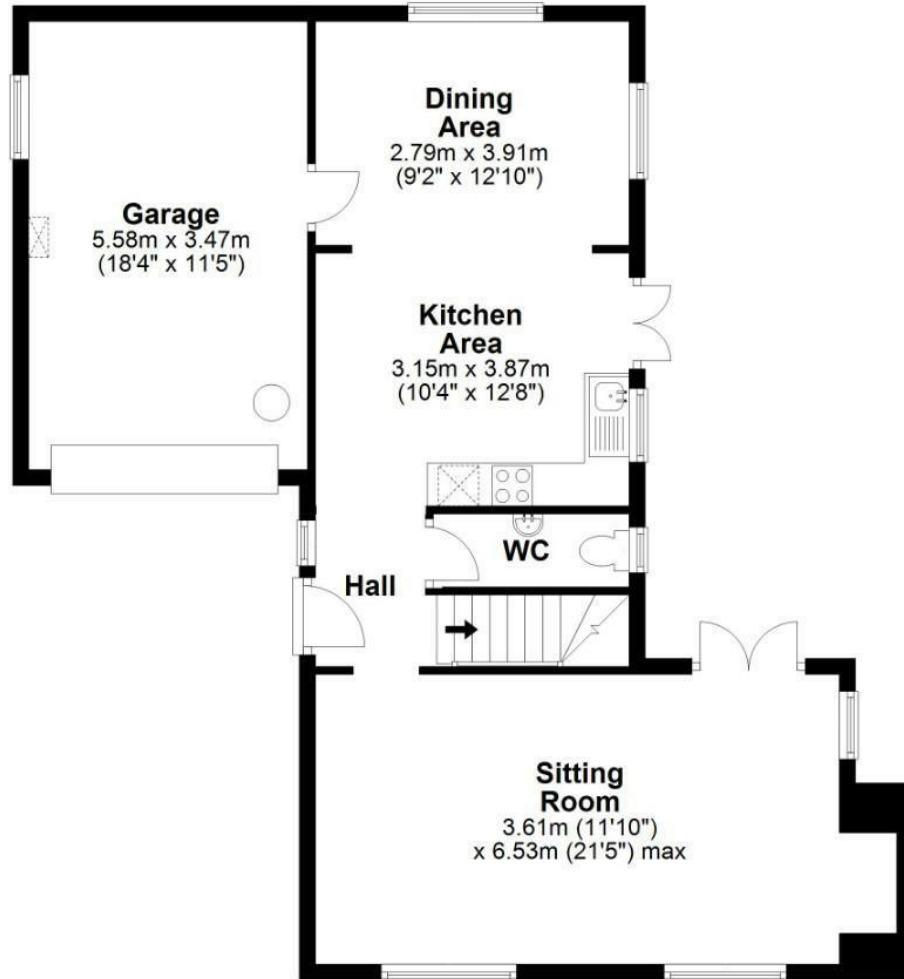






## Ground Floor

Main area: approx. 56.7 sq. metres (610.4 sq. feet)  
Plus garages, approx. 19.4 sq. metres (208.6 sq. feet)

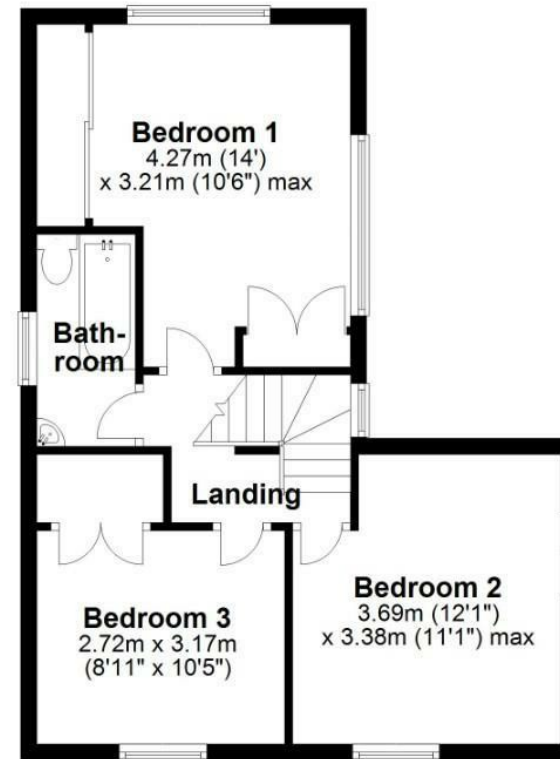


Main area: Approx. 101.7 sq. metres (1094.3 sq. feet)  
Plus garages, approx. 19.4 sq. metres (208.6 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

## First Floor

Approx. 45.0 sq. metres (483.8 sq. feet)



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	







