



Oak Barn Thriplow Heath, Thriplow, Royston, SG8 7RS
Guide Price £1,100,000 Freehold



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A STUNNING DETACHED, CONVERTED BARN BEAUTIFULLY PRESENTED WITH ACCOMMODATION APPROACHING 2500 SQFT, WITH MANY ORIGINAL FEATURES SET WITHIN A GENEROUS AND MATURE PLOT WITH A BRAND NEW DETACHED, 3 BEDROOM ANNEXE, SET BACK FROM THE ROAD WITHIN A GATED DEVELOPMENT.

- 6 bedroom, detached barn conversion
- Brand new detached annexe (1115.3 sqft)
- Vaulted ceilings and exposed timbers
- Private, gated development
- Oil-fired heating to radiators ???
- 2378.1 sqft / 220.9 sqm
- Plot size - approx 0.05 acres
- Many unique features
- Chain free
- Driveway parking

The property is located on Newmarket Road (A505), close to the village of Thriplow, set back from the road within a secure, gated scheme shared with just one other property within private mature gardens and grounds. The current owner not only converted the barn several years ago but has recently built a detached, three bedroom self-contained annexe, perfect for dependent relatives or indeed a rental income. The primary residence is a beautiful barn conversion, of approximately 2500 sqft with vaulted ceilings, exposed timbers and many unique features.

The accommodation comprises a vaulted reception hall with exposed timbers and oak flooring. There are six bedrooms including the master bedroom with a dressing room and a luxury ensuite bathroom. There are two further bathrooms, which service the other bedrooms. The sitting room has a high vaulted ceiling with feature window and exposed timbers, feature fireplace with woodburning stove. The kitchen/dining/family room is a generous family space, again with a vaulted ceiling and exposed timbers with French doors to the garden. The kitchen area is fitted with attractive cabinetry, ample granite working surfaces with a peninsula, again with a granite top, a range style cooker with an extractor, integrated dishwasher, space for a fridge-freezer. There is a handy utility room just off accommodating the usual white goods and a freestanding, oil-fired, central heating boiler, plus a door to the outside.

There is private parking for both the primary residence and the annexe. Access is via electric gates and the barn has lawned gardens on all sides with a generous paved patio, flower and shrub borders and a selection of mature trees and bushes, all enclosed by hedging and enjoying good levels of privacy. The annexe has its own rear garden, which has been seeded to lawn.

Location

Thriplow is a popular village about 8 miles south of Cambridge. The village offers an extensive 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. There is no gas in the area and heating and hot water is provided by an oil-fired boiler.

Statutory Authorities

South Cambridgeshire District Council.
Council Tax Band - E

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.





Floor Plan

Approx. 220.9 sq. metres (2378.1 sq. feet)



Total area: approx. 220.9 sq. metres (2378.1 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	70	79
EU Directive 2002/91/EC		





Annexe

