



2 Pigeons Close, Thriplow, Royston, SG8 7RF
Guide Price £825,000 Freehold



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AN EXTENDED AND FULLY REFURBISHED FIVE BEDROOM DETACHED HOUSE, BEAUTIFULLY PRESENTED THROUGHOUT, SET WITHIN A MATURE GARDEN WITH EXTERNAL HOME OFFICE/STUDIO AND LOCATED IN THIS HIGHLY SOUGHT-AFTER VILLAGE.

- Extended and refurbished 5 bedroom detached house
- Plot size - approx 0.12 acre
- Air source heating system (underfloor heating to the ground floor)
- Large open-plan designer kitchen/dining/family room
- EPC - C / 69
- 1729 sqft / 160 sqm
- Built in 1977
- Driveway parking
- Bathroom with Duravit sanitaryware
- Council tax band - G

The property is tucked quietly into a peaceful cul-de-sac just moments from Thriplow primary school, the historical church, village greens, shops and the public house. The property has undergone a metamorphosis, the current owners have orchestrated a comprehensive programme of extension and re-design resulting in a residence that feels entirely new, extremely bright and spacious and is effortlessly stylish.

The accommodation comprises a welcoming reception hall with stairs to first floor accommodation and finished with a warm Karndean flooring, tucked off the hall is a sleek refitted cloakroom/WC and a private front facing office complete with Karndean flooring and a glazed side door to outside. For more formal relaxation the sitting room frames the lush rear garden through a large picture window. The true centrepiece of this beautiful house is the expansive open planned kitchen/dining /family space, dual aspect and flooded with light. It boasts a designer kitchen with premier integrated appliances, a large central island/breakfast bar with solid wood combined with stone composite tops, integral appliances which include: an induction hob, conventional fan oven, microwave combination oven and a Sous Fait drawer, dishwasher and drinks fridge. There is an adjoining utility/boot room which accommodates the usual white goods and keeps everyday clutter hidden away.

The first floor gallery opens to five beautifully appointed bedrooms and two shower rooms, including en suite to the main room with hotel level luxury and premier Duravit fittings.

Outside, occupying a prime 0.12 acre plot, the exterior space has been curated for both relaxation and functionality. A generous front driveway provides ample parking alongside access to an internal integral storage (formerly the garage). Gated access on both sides leads to the professionally landscaped rear garden which features neat lawn enclosed by mature well stocked flower and shrub borders and beds, an expansive stone terrace is ideal for sunny alfresco dining. The external office/studio offers great versatility, ideal for those working from home or those requiring a creative space or a gymnasium. It is completely separate from the main dwelling. All enjoys excellent levels of privacy and seclusion whilst backing onto an attractive wooded area to the rear.

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

Mains services connected include electricity, water and mains drainage. Air source heating system and underfloor heating to the ground floor

Statutory Authorities

South Cambridgeshire District Council
Council tax band-G

Fixtures and Fittings

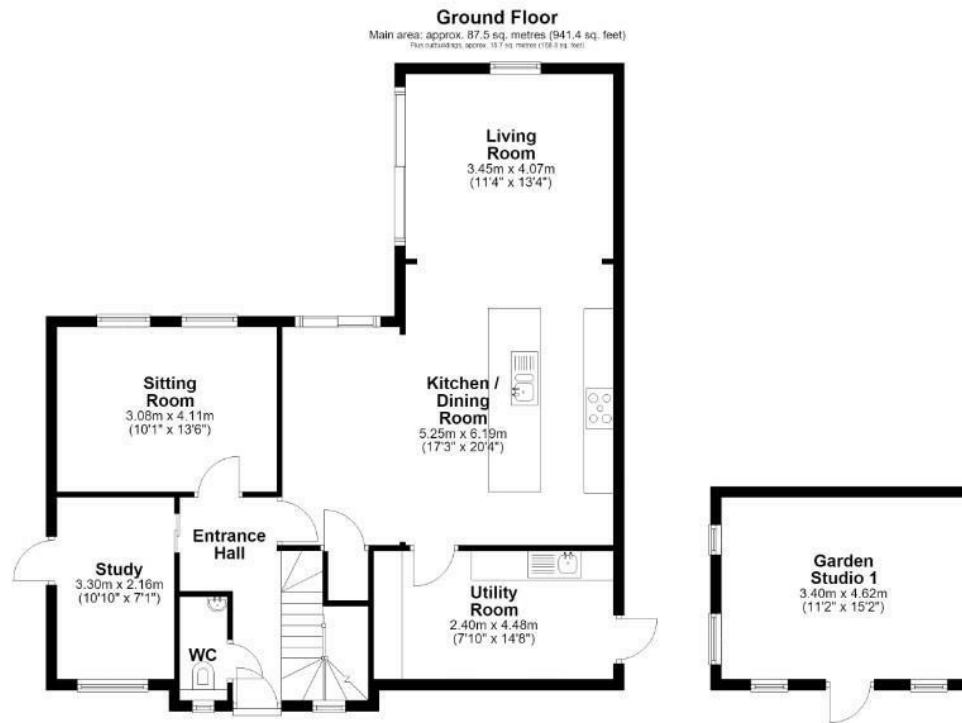
Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing

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







Main area: Approx. 160.7 sq. metres (1729.3 sq. feet)
Plus outbuildings, approx. 15.7 sq. metres (168.8 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	69	78
	EU Directive 2002/91/EC	

These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.



