



44 Church Street, Thriplow, Royston, SG8 7RE
Guide Price £1,350,000 Freehold



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A MOST ATTRACTIVE DETACHED FAMILY RESIDENCE, OFFERING GENEROUSLY PROPORTIONED AND BEAUTIFULLY PRESENTED ACCOMMODATION, SET WITHIN A LARGE, MATURE GARDEN AND LOCATED WITHIN THIS HIGHLY SOUGHT-AFTER VILLAGE

- 4 bedroom, 4 bathroom detached house
- 2171 sqft/201 sqm
- Large kitchen/breakfast plus utility room
- LPG central heating
- EPC-D /67
- 2 reception rooms plus a study
- 0.2 acre plot (South facing garden)
- Ample parking and a one and a half garage
- Constructed in 2005
- Council tax band-G

The property enjoys a wonderful position within this tranquil village location, set back from the road and just a short walk from the primary school, church and village amenities. The property was built in 2005 to a traditional and most attractive design, offering bright and spacious accommodation of approximately 2200 sqft, while set within mature and private gardens and grounds extending to 0.2 acres. The current owner has periodically improved the property, replacing the boiler, purchasing an additional piece of land to the rear and, most recently, re-carpeting much of the property.

The accommodation comprises a spacious and welcoming reception hall with stairs to first floor accommodation, coat cupboard, solid oak flooring and a cloakroom/WC just off. There are two generous reception rooms and a study. A sitting room enjoys a dual aspect with French doors to the garden and an inglenook style fireplace with wood burning stove. The kitchen/breakfast room is fitted with attractive cabinetry, ample fitted granite working surfaces with matching central island and a Rangemaster Toledo stove with extractor, plus an integrated fridge/freezer and dishwasher and a walk-in pantry. Off the kitchen is a handy utility room accommodating the usual white goods with door to the back garden.

Upstairs off the galleried landing are four double bedrooms and four bathrooms, three of which are en suite. The family bathroom has Jack & Jill facilities to bedroom four.

Outside the front garden is laid mainly to lawn and screened by Yew hedging and a discreetly positioned sunken LPG 2200 litre tank. A resin bonded driveway provides parking for at least four vehicles and leads to a large one car garage with electric doors, power, light and water are all connected. Gated access leads to the rear garden which is mainly laid to manicured and shaped lawns with well stocked flower and shrub borders and beds, a generous patio ideal for alfresco dining and a timber garden studio plus a selection of mature trees and these include cherry blossom, silver birch and elm trees. All enjoys excellent levels of privacy and seclusion.

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, water, electricity, drainage. LPG central heating.

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

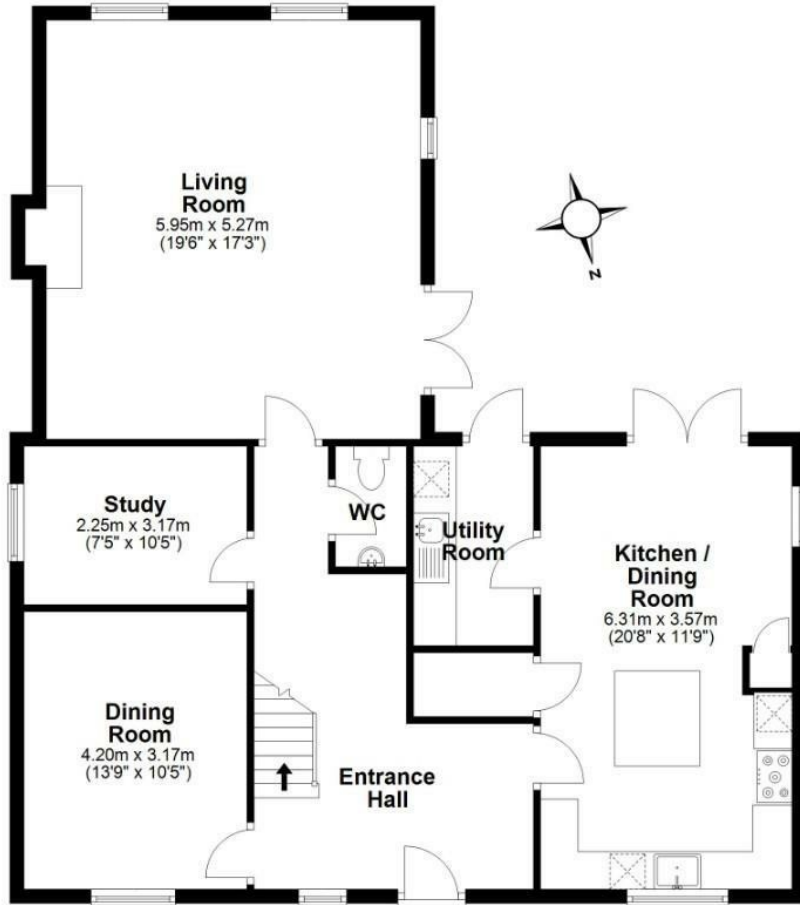
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.





Ground Floor

Approx. 101.5 sq. metres (1092.5 sq. feet)



First Floor

Approx. 100.3 sq. metres (1079.2 sq. feet)



Total area: approx. 201.8 sq. metres (2171.7 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		67	73
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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.



