

39a Church Street, Thriplow, SG8 7RE

Guide Price £550,000 Freehold

REDMAYNE ARNOLD & HARRIS

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*** CHAIN FREE* A SPACIOUS, DETACHED FOUR BEDROOM SINGLE STOREY HOME WITH OUTBUILDING IN A SPACIOUS PLOT OF ABOUT 0.21 ACRES AND PARKING IN THIS SOUGHT-AFTER VILLAGE.**

- Detached single storey home
- Split level living/dining room
- Built in 1988 of about 1757 sqft
- Double glazing
- About 0.21 acres overall
- 4 bedrooms, bathroom & ensuite shower
- Kitchen and separate utility
- Oil-fired radiator heating
- Outbuilding
- Conservation area

39a Church Street is a well presented, single storey home of brick elevations under a tiled roof set in a raised position backing onto paddocks on the eastern side of the village. There is spacious accommodation extending to about 1757 sqft. A large entrance hall opens to an inner hall, which leads to a split-level living/dining room with an open fireplace and sliding doors to the garden. There is a kitchen/breakfast room and a separate utility room with an oil boiler and a back door.

There are four bedrooms, an ensuite shower room, family bathroom and a separate w.c.

The property is accessed on a shared gravel driveway leading to the raised parking area adjacent to the outbuilding. The garden is laid mainly to lawn with mature shrubs and trees.

Agent's Note
Please note that the property owns the driveway over which the owners of 39 Church Street have a right of way. Maintenance costs are split 50/50.
There are restrictive covenants on the property in favour of no.39. Please ask for details before viewing.

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

Tenure
Freehold

Services
Mains water, electricity and drainage are connected.

Statutory Authorities
South Cambridgeshire District Council.
Council Tax Band - G

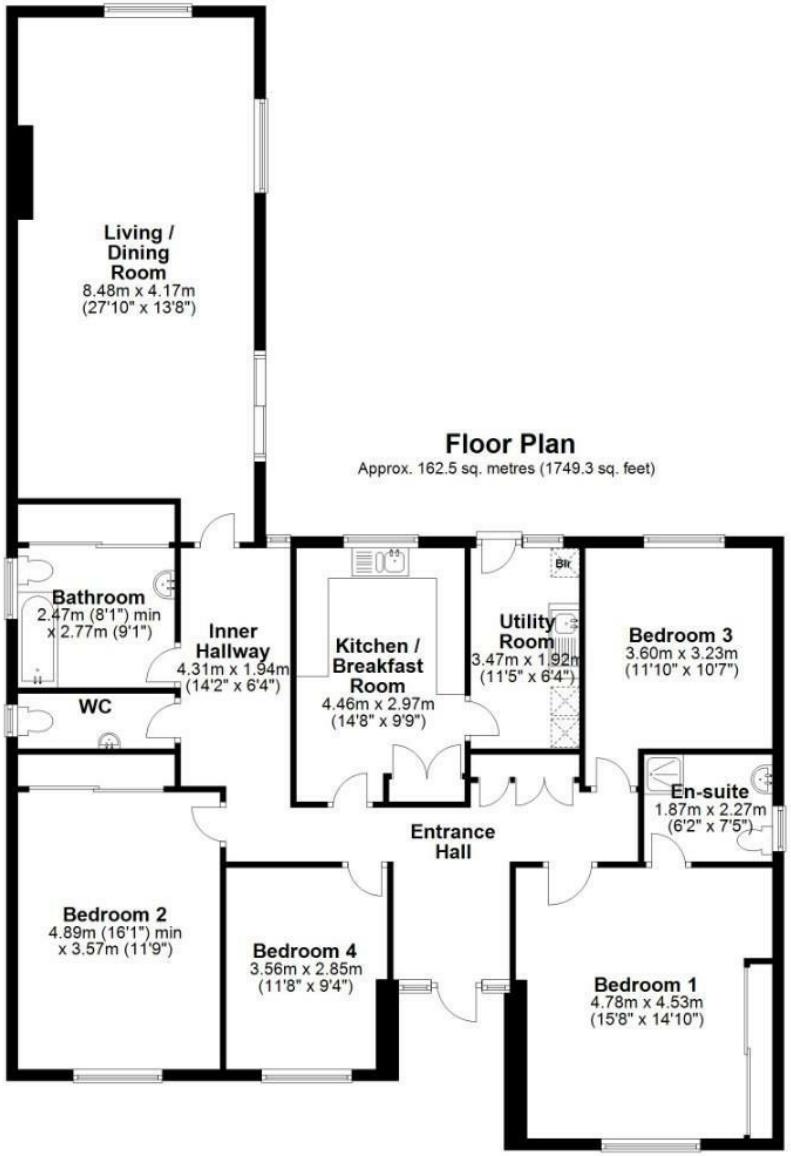
Fixtures and Fittings
Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest.

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



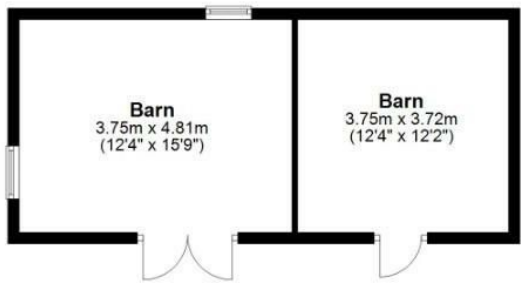






Floor Plan

Approx. 162.5 sq. metres (1749.3 sq. feet)

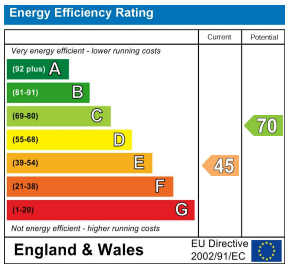


Outbuilding

Approx. 0.0 sq. metres (0.0 sq. feet)

Total area: approx. 162.5 sq. metres (1749.3 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.



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.















