



Tuthill Court, Therfield, SG8 9TT

CHEFFINS

Tuthill Court

Therfield,
SG8 9TT

6 3 2

Guide Price £650,000

- Versatile Accommodation Extending to Approximately 1830 sq. ft.
- Rolling Countryside Views to the Rear
- Extended Accommodation
- Driveway Parking Leading to the Garage
- Holding an Envious Position Within this Highly Sought After Village
- Link Detached Home

A most impressive link detached home benefitting from versatile accommodation extending to approximately 1830 sq. ft., located in an elevated position on the edge of this highly sought after village enjoying rolling countryside views to the rear. Holding an enviable position within Tuthill Court the property offers driveway parking for three cars leading to the garage.





LOCATION

The highly sought after village of Therfield, which is considered to be one of North Hertfordshire's most sought after villages, is so conveniently located just 3 miles from the thriving market town of Royston which provides extensive shopping and recreational facilities and also has its own mainline station providing a commuter service to London King's Cross and Cambridge. The university city of Cambridge is about 16 miles away and the village is also well placed for access to major routes including the A1 and M11 motorway.

OUTSIDE

The part walled South facing rear garden is mostly laid to lawn with a patio area, storage shed, feature flower beds, gated side and rear access, an outside tap and security light.

GROUND FLOOR

ENTRANCE HALLWAY

With entrance door, windows to the side aspect, tiled floor, wall mounted electric heater, door to garage with electric up and over door, door to side access, doors to:

STUDY/BEDROOM 6

With window to the front aspect, Velux windows, door to wc

STUDY/BEDROOM 6 WC

With low level wc with eco flush button, pedestal wash basin with tiled splashback, tiled floor, chrome heated towel rail, ceiling downlights, extractor fan

HALLWAY

With stairs to the first floor, storage cupboard with double door, under stairs storage, wood effect flooring, doors to:

FAMILY ROOM/BEDROOM 5

With window to the front aspect

SHOWER ROOM

With low level wc, wall mounted hand wash basin with chrome mixer tap, low level wc, quadrant shower enclosure with glass and chrome sliding doors, tiled floor, extractor fan

LOUNGE

With Hergom wood burning stove, exposed brick fireplace with brick hearth and surround, wood effect flooring, opening to:

DINING/DAY ROOM

With windows to the rear aspect, Velux windows, fitted cupboard housing oil boiler, double door to the garden, wood effect flooring, door to the kitchen

KITCHEN/BREAKFAST ROOM

With matching eye and base level units, integrated appliances including; under counter fridge and dishwasher, Rangemaster oven with extractor hood over, space and plumbing for washing machine, quartz worktop with inset ceramic sink and a half with chrome mixer tap, quartz upstand, wood effect flooring

FIRST FLOOR

LANDING

With loft access via hatch, airing cupboard, storage cupboard, doors to:

PRINCIPAL BEDROOM

With window to the front aspect, two integral double wardrobes, door to en-suite shower room

EN-SUITE SHOWER ROOM

With contemporary suite comprising; low level wc, pedestal wash basin, large shower cubical with power shower, tiled walls, tiled floor, ceiling downlights, extractor fan, chrome heated towel rail

BEDROOM 2

With window to the rear aspect, integral double wardrobe

BEDROOM 3

With window to the rear aspect

BEDROOM 4

With window to the front aspect, integral double wardrobe

FAMILY BATHROOM

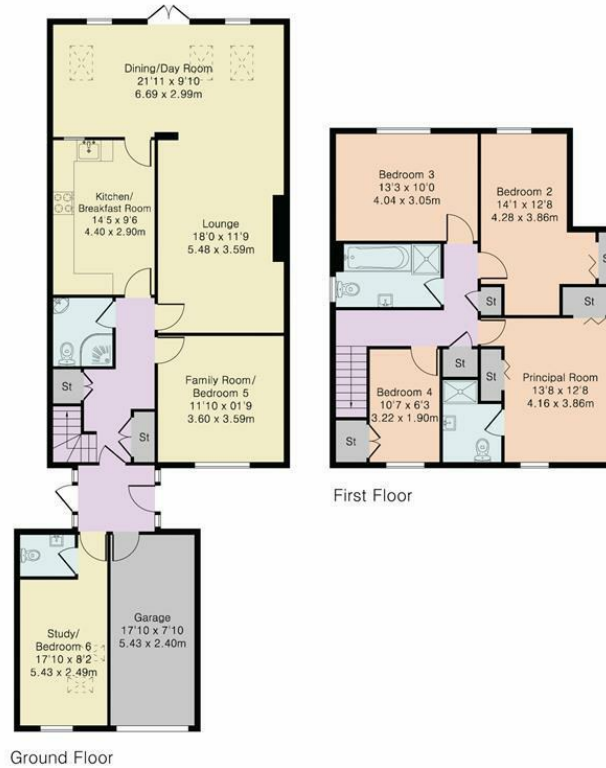
With window to the side aspect, suite comprising; low level wc, pedestal wash basin, panelled bath with telephone style mixer tap over, shower cubical with power shower, tiled walls, ceiling downlights, extractor fan







Approximate Gross Internal Area 1832 sq ft – 171 sq m
 Ground Floor Area 1072 sq ft – 100 sq m
 First Floor Area 760 sq ft – 71 sq m



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs (92 plus) A	71
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	51

England & Wales EU Directive 2002/91/EC

Guide Price £650,000
 Tenure – Freehold
 Council Tax Band – F
 Local Authority – North Herts Council



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.