



7 Fowlmere Road, Thriplow, Royston, SG8 7QU
£1,195,000 Freehold



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A CONTEMPORARY AND STYLISH, DETACHED FAMILY RESIDENCE OFFERING BEAUTIFULLY PRESENTED ACCOMMODATION SET WITHIN A PRIVATE GARDEN OVERLOOKING THE VILLAGE CRICKET PITCH.

- Modern 4 bedroom, detached family home
- Wonderful open-plan kitchen/dining/living room
- 2 reception rooms plus study and utility rooms
- 2 ensuite bedrooms plus luxury family bathroom
- Off-road parking, double-length garage
- Private, secluded and enclosed rear garden
- EPC - TBC

This fine, individual detached house enjoys a wonderful position just a short walk from the primary school, village public house and overlooks the village cricket pitch. The current owners have transformed the original building with a programme of expansion and full refurbishment and in fact a viewer would be forgiven for thinking that the property was new, as little of the former remains. The property was expertly designed to ensure a light and airy feel, finished to exacting standards throughout.

The accommodation comprises, and entrance porch area, which opens to a welcoming reception hall with stairs to the first floor accommodation, large recess under, porcelain flooring and a cloakroom w.c. just off. This room could easily facilitate a shower area. There are two reception rooms including a large, dual aspect sitting room with bifold doors to the rear and a feature, gas stove. The study has in the past been utilised as a ground floor bedroom given its close proximity to the cloakroom w.c. Particular attention is drawn to the fabulous kitchen / dining / living room, a generously proportioned family space with bifold doors to both rear and side aspects. The kitchen area is fitted with attractive white gloss-fronted cabinetry with deep pan drawers, pull-out larders and complemented by marble work surfaces with a matching central island / breakfast bar. There is a range of high-quality integral Neff appliances including an induction hob, twin oven, extractor, dishwasher and a fridge-freezer. Just off is a handy utility room with fitted work surfaces with an inset single sink unit and fitted cupboards below. There is space for the usual white goods, a large broom cupboard and plant cupboard housing, a freestanding Grant oil-fired heating boiler and a pressurised hot water cylinder.

Upstairs, off the half-galleried landing are four double bedrooms including the master bedroom with fitted wardrobes and an ensuite shower room and a guest bedroom with an ensuite shower room plus a luxury four-piece family bathroom including a freestanding bath tub and a separate shower cubicle.

Outside, the property is set back from the road and screened by hedging with a generous gravelled driveway, accommodating several vehicles and leading to the double length garage with power and light connected and a workshop area to its rear. Gated access leads to the side garden, which is laid to paviour and has raised vegetable, herb and fruit beds. There is a bin an oil tank store and this opens to the rear garden, which boasts manicured and shaped lawns with well-stocked flower and shrub borders and beds, a generous sandstone patio plus a further shaped patio towards the back of the garden, which enjoys the evening sunshine. All enjoys excellent levels of privacy and seclusion and overlooks the village cricket pitch.

Location

Thriplow is justifiably one of South Cambridgeshire's most eagerly 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, village-run 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 electricity, water and drainage are connected. There is oil-fired heating and hot water.

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.





Ground Floor



First Floor



Approx. gross internal floor area 198 sqm (2125 sqft)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		32	
(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.



