



51-53 Church Street, Thriplow, Royston, SG8 7RE  
Guide Price £750,000 Freehold



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**A SUBSTANTIAL DETACHED SINGLE STOREY RESIDENCE APPROXIMATELY 2500 SQFT WITH SELF-CONTAINED ANNEXE AND SET WITHIN MATURE GARDENS AND GROUNDS OF 0.25 ACRES.**

- Detached bungalow plus two bedroom annexe
- 2500 Sqft / 232 Sqm
- 6 beds, 2 baths, 3 receipts
- 0.25 acres
- Airsource heating system
- Off road parking and double garage
- Planning permission granted for the separation of the two dwellings - REF: 23/00943/FULL
- EPC - D / 55
- Council tax band - No 53 is in Council Tax band C
- Chain free
- and No 51 is in Council Tax Band B

This individual property occupies a pleasant position, tucked away along a tranquil road and just a short walk from the village amenities. The property offers flexible accommodation including a two bedroom annexe which could easily be incorporated into the main dwelling plus planning permission has been granted for the separation of 51 and 53 to two independent semi-detached bungalows.

The accommodation comprises a generous reception hall with a door to No 53 and another door to No 51. There is a large sitting/dining room with feature fireplace and patio doors out to the garden. The kitchen/breakfast room is fitted with attractive cabinetry, ample fitted working surfaces with double sink unit, induction hob, double oven, extractor and space for a dishwasher and fridge/freezer and opening to a very generous dining area. Just off is a handy utility room with cloakroom/ WC just off. There are three good sized double bedrooms and a study/fourth bedroom, a family bathroom and a separate WC.

Number 51 comprises a recently constructed entrance porch to a sitting room, a well equipped kitchen/dining room, two good sized bedrooms and a re-fitted bathroom.

Outside, there is a driveway, providing parking for at least three cars and leads to the double garage with up and over door, power and light connected. The gardens and grounds extend to 0.25 acres with enclosed lawns to both 51 and 53. There is a generous paved patio, a fishpond and a large bespoke workshop/barn. Number 51 also boasts a brick-built shed. All is enclosed by fencing and enjoys excellent levels of privacy and seclusion.

**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, 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 services connected. include: water, electricity and mains drainage. No 53 is served by an Air Source Heat Pump and No 51 is served by an oil fired combi boiler.

**Statutory Authorities**

South Cambridgeshire District Council

Council tax band - No 53 is in Council Tax band C and No 51 is in Council Tax Band B

**Fixtures and Fittings**

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

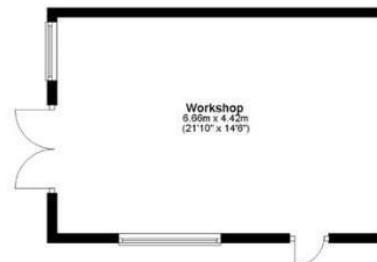
**Viewing**

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

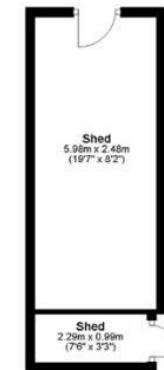




Outbuilding No 53



Outbuilding No 51



Approx. gross internal floor area 232 sqm (2500 sqft) Excluding Garage and Outbuildings

	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	90
(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	EU Directive 2002/91/EC	

