



7 Middle Street, Thriplow, Royston, SG8 7RD
Guide Price £2,250,000 Freehold



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AN EXCEPTIONAL, SPACIOUS AND BEAUTIFULLY PRESENTED, FIVE BEDROOM DETACHED, MODERN, FAMILY HOME, WITH A ONE BEDROOM DETACHED ANNEXE, IN A DESIRABLE CENTRAL VILLAGE LOCATION. MATURE LANDSCAPED GARDENS OF ABOUT 0.54 ACRES. THE MAIN HOUSE IS ABOUT 4200 SQFT WITH FIVE BEDROOMS, FIVE BATHROOMS, THREE RECEPTION ROOMS, KITCHEN/BREAKFAST/FAMILY ROOM, UTILITY ROOM AND GYM. THE ANNEXE IS ABOUT 827 SQFT WITH A KITCHEN/DINING/LIVING ROOM, BEDROOM AND SHOWER ROOM.

This outstanding, individual detached house has been built by the current owners to their high specification giving luxurious, light, spacious, living and bedroom accommodation of about 4200 sqft over two floors. There is a magnificent double height entrance hall which opens onto the sitting room, home office, dining room and kitchen/breakfast/family room. The sitting room has a propane gas fire and doors that open out onto a terrace. There are double doors between the sitting room and home office which when open offer a large entertaining space. The bespoke 'Mark Wilkinson' kitchen has painted wall units, a natural oak island with glass breakfast bar, and is fully fitted with a range of integrated appliances. The kitchen opens onto the dining room which has a half glass ceiling, three quarter length glass windows and doors that open onto the terrace and garden. There is a large family sitting area, separated from the kitchen by a custom made oak room divider, a spacious utility room and a gym.

On the first floor is a galleried landing with a large Swarovski crystal ball shaped chandelier and a hidden roof lantern which floods light into the hallway. The five bedrooms and family bathroom lead off the galleried landing. The master bedroom suite is exceptionally well-appointed with a dressing area and a bathroom with a free standing bath, large shower and twin basins. There are four further bedrooms, three with en-suite shower rooms and fitted wardrobes.

A particular feature of the house are the high specification finishes including bespoke oak doors, staircase, and balustrades, oak double glazed windows, and limestone and engineered oak floors. There is an air source heating system with underfloor heating on the ground floor and radiators on the first floor.

The detached annexe, which is currently being used as a studio, is well presented and has a kitchen/dining/living room with engineered oak floor, a bedroom and a shower room. It has an independent oil-fired underfloor heating system.

The garden and grounds extend to about 0.54 acres. The gated driveway from Middle Street leads into a walled, wide, gravelled area with ample parking for several cars. There is a detached double garage with EV charger. The fenced rear garden has a large lawn, well stocked borders with established planting, multiple varieties of trees and an attractive copse of birch trees providing winter interest. There is a timber-framed garden cabin with storage and seating, positioned to catch early evening sunshine, a greenhouse and a garden shed. There are multiple paved areas, in different parts of the garden, providing sunny places to sit and enjoy the sunshine at any time of day.

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).

SERVICES:

Mains electricity, water and drainage are connected. Electric air source to main house. Independent oil-fired radiator system to annexe.

STATUTORY AUTHORITIES:

Cambridge City Council.
Council tax band - G

FIXTURES AND FITTINGS:

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

VIEWING:

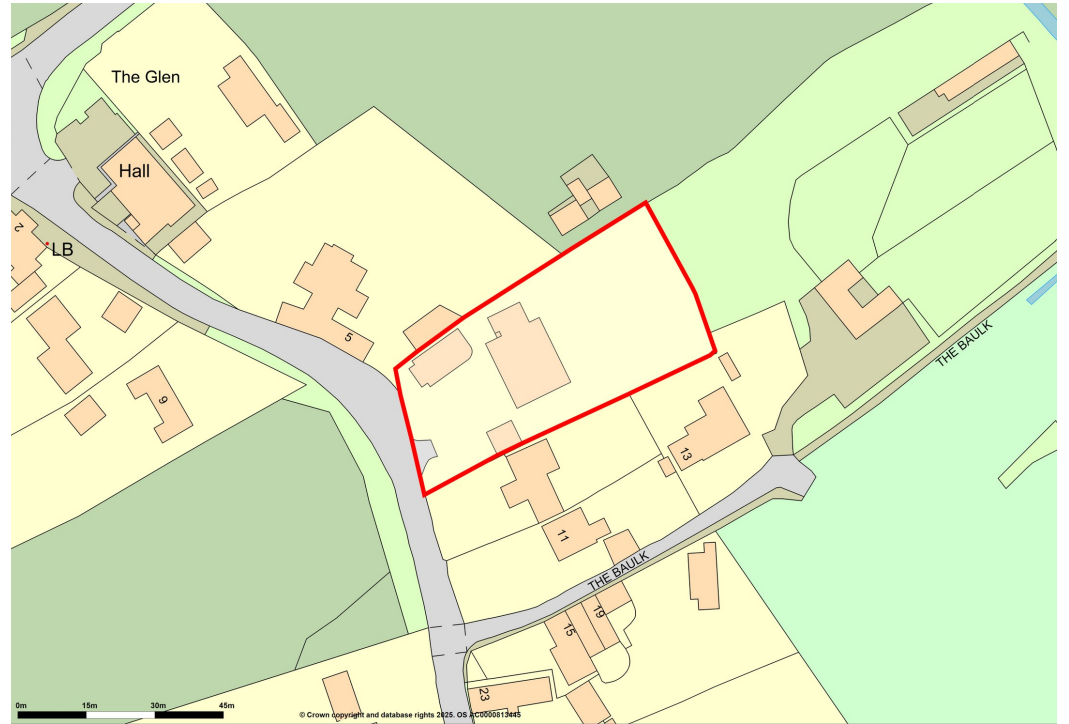
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.

TENURE:

Freehold with vacant possession on completion.







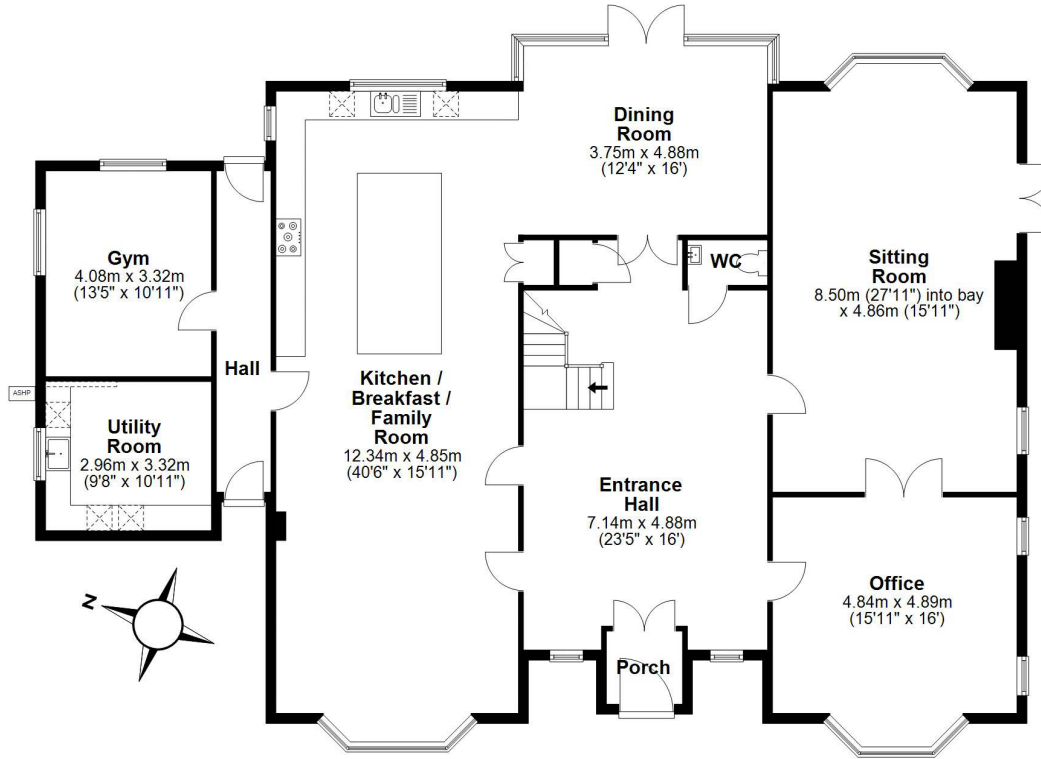


ANNEXE



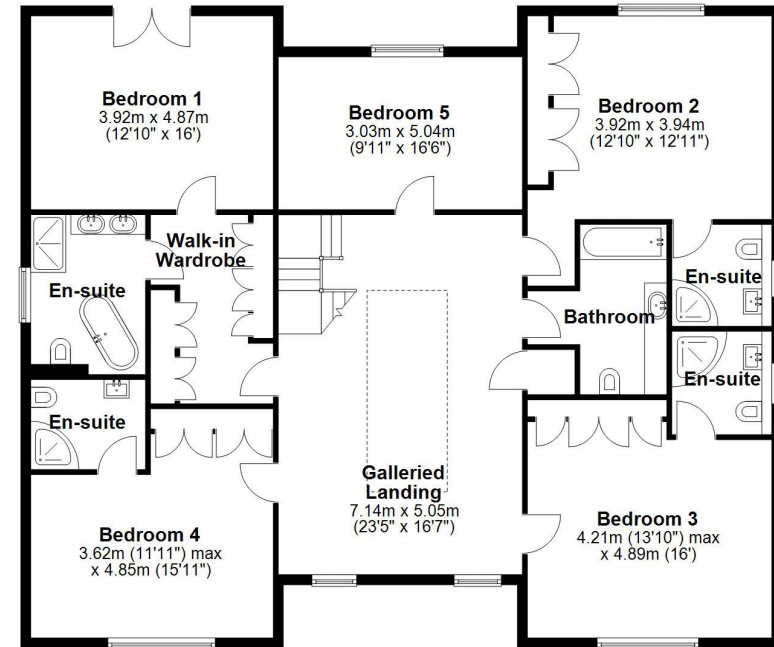
Ground Floor

Approx. 215.8 sq. metres (2322.6 sq. feet)



First Floor

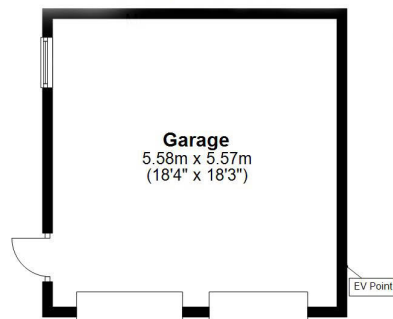
Approx. 174.1 sq. metres (1874.3 sq. feet)



Main area: Approx. 389.9 sq. metres (4196.9 sq. feet)

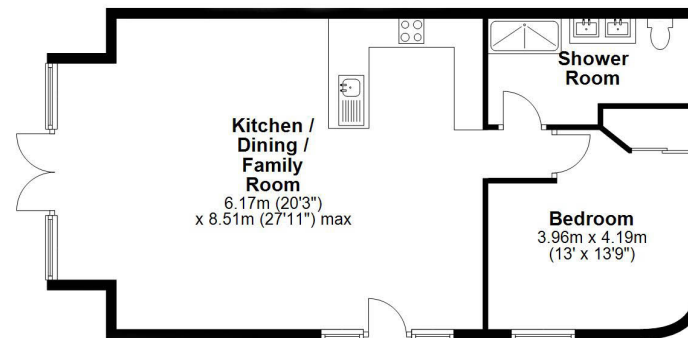
Plus garages, approx. 31.1 sq. metres (334.5 sq. feet)
Plus annexe, approx. 77.0 sq. metres (828.5 sq. feet)

Garage



Annexe

Approx. 76.9 sq. metres (827.8 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(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		81	83
EU Directive 2002/91/EC			