



4 Fordham Terrace  
Therfield, SG8 9PP

**BROWN & CO**





## 4 Fordham Terrace, Therfield, SG8 9PP

- Impressive four bedroom Victorian residence
- Exceptional specification
- Secluded and well established rear garden in excess of 100 ft
- Elevated position with attractive rural outlooks
- Detached single garage
- Driveway parking
- Sought after village location



### Summary

A remarkable four bedroom end of terrace Victorian residence, occupying an elevated position with attractive rural outlooks in this highly sought after village. The property has been sympathetically extended to a high specification, with accommodation extending to approximately 1,190 sq. ft. across two floors with a wealth of period features retained throughout, including exposed beams and character fireplaces. The well planned ground floor accommodation comprises an entrance porch, hallway, living room, and an exceptional open plan kitchen diner/day room, together with a guest cloakroom. The first floor offers a principal bedroom with dressing room, three further bedrooms, and a highly appointed family bathroom. Furthermore, the property enjoys a tranquil and well proportioned rear garden, driveway parking, and a detached single garage with a brick built studio/home office positioned to the rear.

### Location

Positioned on the northern side of the picturesque village of Therfield, the property enjoys an elevated setting, well suited to those seeking countryside living with convenient access to nearby amenities. Therfield lies approximately three miles south-west of Royston, offering easy access to everyday facilities while retaining the tranquillity of a traditional rural village. Therfield also benefits from a well-regarded village pub, attractive green spaces and direct access to miles of countryside via the Hertfordshire Way and local footpaths. For broader shopping, leisure and dining options, Royston is just a short distance away, while Cambridge, approximately 15 miles to the northeast, offers extensive cultural, retail and restaurant facilities. Therfield is well connected for commuters, with nearby Royston providing mainline rail services to both Cambridge and London King's Cross, alongside convenient road links to surrounding towns and the wider Hertfordshire and Cambridgeshire network. The village is served by Therfield First School, with additional primary and first schools available in Reed, Sandon, Royston and surrounding villages. Secondary education is accessible in Royston and Buntingford with further independent options available across Cambridge and North Hertfordshire.

### Ground floor

Entrance porch  
With entrance door, door to

Hallway  
With timber single glazed window to the front and side aspect, feature fireplace with wooden mantle, under stairs storage cupboard, stairs to the first floor, tiled floor, doors to, guest cloakroom, living room and kitchen diner/ day room

Living room  
With timber single glazed window to the front aspect, open fireplace with brick hearth and surround with wooden mantle over, exposed timbers, storage cupboard, wooden flooring

Kitchen diner/ day room

With sliding patio doors to the garden, bespoke fitted kitchen with range of tower and base level units, integrated appliances include fridge freezer, washing machine and dishwasher, chest level Miele oven with warmer drawer below and island with inset Siemens induction hob

#### Guest cloakroom

With timber single glazed window to the side aspect, low level wc with eco flush button, corner basin with chrome mixer tap and tiled floor

#### First floor

#### Landing

With storage cupboard housing hot water cylinder, doors to

#### Principal bedroom

With timber single glazed window to the front aspect, feature fireplace, exposed timbers, opening to dressing room

#### Bedroom two

With timber single glazed window to the rear aspect, exposed beams and timbers

#### Bedroom three

With timber single glazed window to the rear aspect, fitted wardrobe, exposed beam

#### Bedroom four

With timber single glazed window to the front aspect, over stairs storage cupboards

#### Family bathroom

With single glazed timber window to the side aspect, contemporary suite comprising low level wc with hidden cistern and eco flush plate, vanity unit with basin and mixer tap over, freestanding bath with mixer tap and hand held shower head attachment over and wet room style shower area, part tiled walls, heated towel rail

#### Outside

The front boundary is defined by a mature hedgerow with an opening onto the driveway, providing access to the detached single garage, which benefits from light, power and an electric roller door. Steps lead up through the front garden, featuring a well maintained lawn, established flower beds, and a pathway leading to the entrance door.

The fully enclosed rear garden is predominantly laid to lawn with mature shrub borders and a good degree of privacy. A patio seating area sits directly outside the property, from which steps lead up to the lawn. The neighbouring property at 5 Fordham Terrace benefits from a pedestrian right of access across the patio area leading to the gated side access. Additionally, the garden features a pond, a selection of established trees, raised vegetable beds, a storage shed, and a brick built office positioned to the rear of the detached single garage.







Tenure: Freehold

Services: Mains Drainage, Mains Electricity, Oil-fired heating system

Council Tax Band: C, North Hertfordshire

EPC: TBC

Important Information Regarding the Property Title: Prospective purchasers are advised that the property may be subject to restrictions, easements, rights of way, or the presence of third-party services crossing the land. Full legal information, including any such matters, can be found within the official title register. The property is registered under Title Number: HHD299314. A copy of the title register and title plan can be obtained from HM Land Registry or via your legal representative. Buyers should satisfy themselves as to the nature of any such matters before entering into any contractual commitment.

Viewing: Strictly by prior appointment through the selling agents Brown&Co.

Agents Note: A Material Information Pack has been created to be read in conjunction with the particulars and can be made available upon request.

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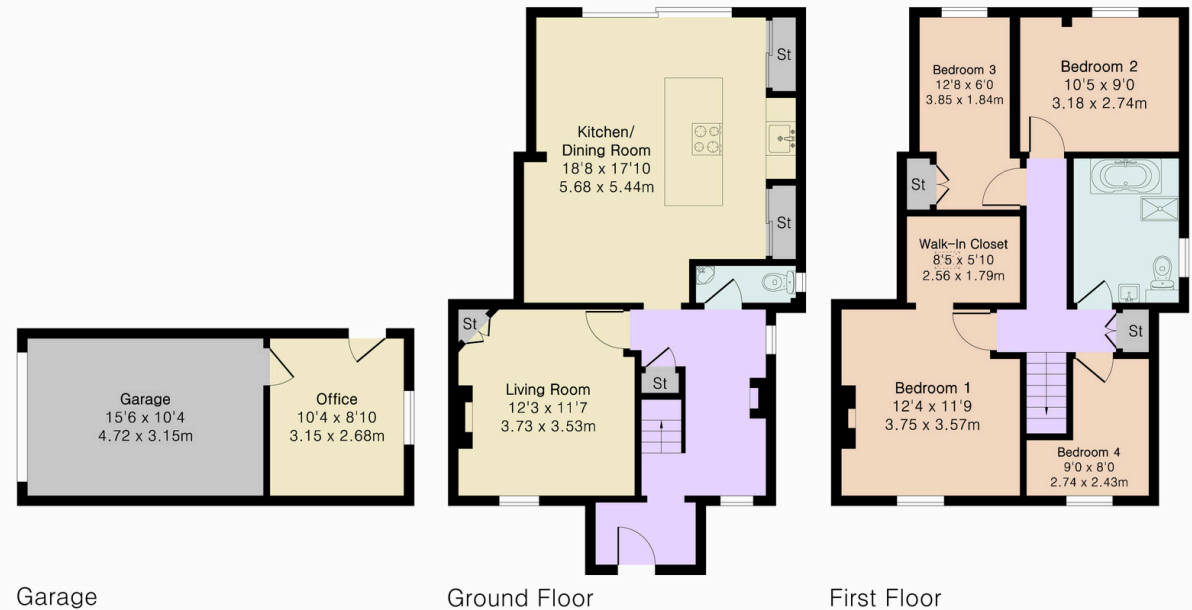
Property and Business Consultants

## Approximate Gross Internal Area 1190 sq ft - 111 sq m (Excluding Garage)

Ground Floor Area 610 sq ft – 57 sq m

First Floor Area 580 sq ft – 54 sq m

Garage Area 255 sq ft – 24 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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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