



23 Church Street, Thriplow, SG8 7RE
Offers Over £1,750,000 Freehold



rah.co.uk
01223 800860

A STUNNING, INDIVIDUAL DETACHED FAMILY RESIDENCE, FULLY REFURBISHED TO EXACTING STANDARDS, EXTENDING TO 3626 SQFT AND LOCATED AT THE END OF A PRIVATE DRIVEWAY WITH WONDERFUL VIEWS OVER PADDOCKS AND THE VILLAGE CHURCH.

- Stunning detached house
- 3626 sqft / 336 sqm
- Spacious gardens of about 0.35 acres
- Ample off road parking and double garage
- Chain free
- 5 bedroom, 3.5 bathrooms, 3 reception rooms
- House build completed in 2011
- Refitted bespoke kitchen and utility room
- Council tax band - G
- Oil-fired central heating to radiators, underfloor heating and air conditioning

23 Church Street is a fabulous, individual, detached family residence with accommodation extending to 3625 sqft and enjoys a wonderful elevated position, tucked away at the end of a long private driveway, backing onto paddocks with views over the village church. The current owners have transformed the property with a programme of full refurbishment, resulting in beautifully presented accommodation, all luxuriously appointed with the finest fitments throughout. The bonded driveway provides ample parking and leads to a double garage with landscaped gardens on all sides.

The accommodation comprises a welcoming and spacious vaulted reception hall with Spanish porcelain flooring, stairs to first floor accommodation and a refitted cloakroom/WC just off. There are two large reception rooms including a dual aspect drawing room with an inset Stovex wood burning stove and a formal dining room which overlooks the garden. The study has been fitted with bespoke office furniture including a work station, book shelving and storage cupboards. The capacious kitchen/breakfast/family room is very much the heart of this beautiful home, refitted with bespoke softwood shaker-style cabinetry, quartz work surfaces and central island with adjoining oak breakfast bar, ample storage includes deep pan drawers and pull-out larder cupboards plus matching dresser/pantry. The integrated appliances include a Bora induction hob with integrated vented extraction and a Teppanyaki griddle plate plus twin Miele ovens and built in Miele microwave, dishwasher and under counter fridge. The frigerated wall incorporates SUB-ZERO appliances including a large professional American style fridge and freezer plus two temperature controlled wine storage columns. This wonderful family space further boasts Spanish porcelain tiling with views over the front garden and French doors to the rear garden. Please note that the downstairs cloakroom/WC boasts under-flooring heating and air conditioning is ducted throughout the majority of the property.

Upstairs, off the galleried landing, are five double bedrooms and three luxury bathrooms. The master bedroom has a dressing area and a luxury en suite bathroom which includes Duravit closed couple WC, vanity wash hand basins, walk-in shower and a Victoria & Albert free standing bath tub. The guest bedroom also has a luxury en suite shower room plus the family bathroom also comprises a walk-in shower and a Victoria & Albert free standing bath tub.

Outside, the private bonded driveway is flanked by mature lavender and leads to a parking area which can accommodate numerous vehicles and leads to the double garage with electric up and over door, power and light connected. The front and side gardens are laid mainly to neat lawn and screened by loreal hedging. The rear garden is laid to shaped and manicured lawns with well stocked flower and shrub borders and beds. There is a generous paved patio, ideal for alfresco dining and summer evening entertaining with raised planters and a water feature. There is also a sunken circular patio with fitted seating around a fire pit. All is enclosed by a combination of fencing, walling and hedging and enjoys maximum privacy with far reaching views to the rear over paddocks and given its elevated position, also views over the village church.

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 Whittleford Parkway (Liverpool Street) and Royston (King's Cross/St Pancras).

Tenure

Freehold

Services

Mains services connected include; electricity, water and drainage. Oil fired central heating to radiators.

Statutory Authorities

South Cambridgeshire District Council
Council tax band-G

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







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	59	63
(21-38) F		
(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.









