



Brook Road | Thriplow | Royston | SG8 7RG

£1,450 PCM

COOKE
CURTIS
& CO

Key features

- 70 sqm/ 735 sqft
- 2 bed, 1 bath, 2 recep
- Council tax band - B
- EPC - D / 63
- Air Source Heat Pump
- Off road parking
- Large garden
- Available May 2026

Description

This beautifully finished barn conversion offers contemporary living with a thoughtful layout and high-quality fittings throughout. Spanning approximately 70 sq. metres (753.3 sq. feet), this stylish single-storey home combines rustic charm with modern efficiency, including an eco-friendly air source heat pump system.

Directions

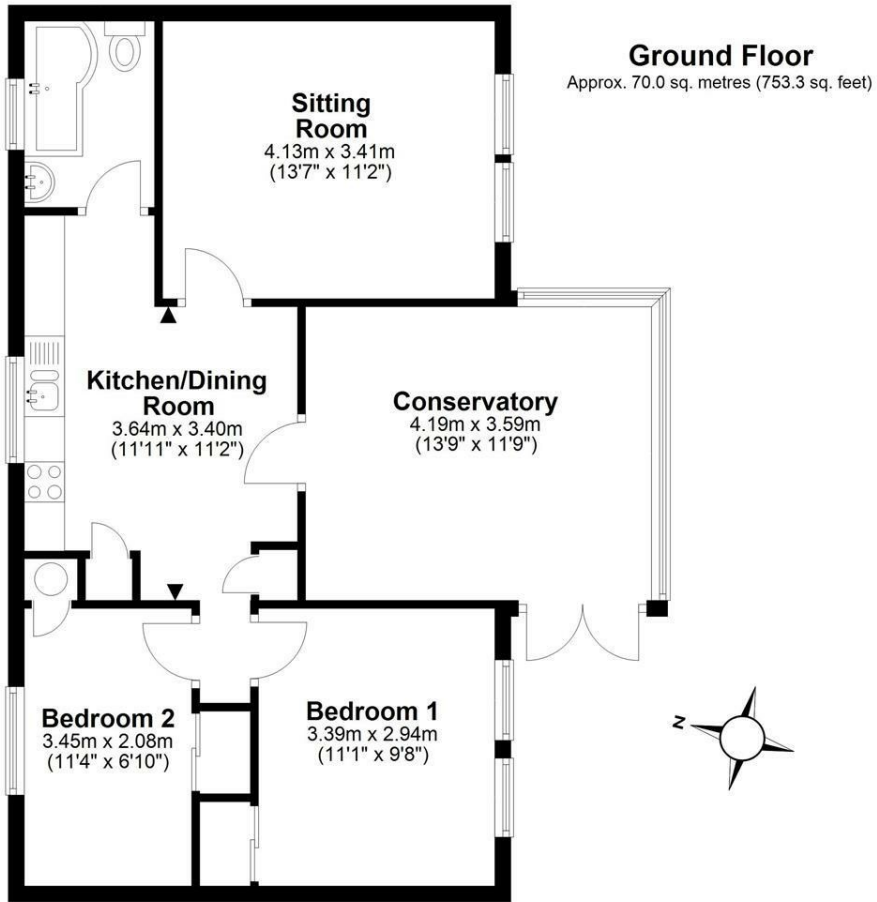
Thriplow is a traditional village about 6 miles south west of the city boundary with excellent road access by either the A10 or A505. Junction 10 of the M11 is less than 4 miles away. For the London commuter, there are stations at Foxton (3 miles) or Royston (6 miles), which has an under 40 minutes service to King's Cross. The village has its own primary school, playgroup, popular historic pub restaurant, church and village hall with neighbouring playing fields. It is well known locally for its annual daffodil show. The surrounding villages have excellent further facilities including lots of day to day shops and a secondary



This beautifully finished barn conversion offers contemporary living with a thoughtful layout and high-quality fittings throughout. Spanning approximately 70 sq. metres (753.3 sq. feet), this stylish single-storey home combines rustic charm with modern efficiency, including an eco-friendly air source heat pump system.



Floor plans

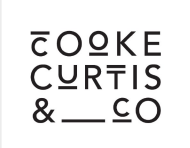


Total area: approx. 70.0 sq. metres (753.3 sq. feet)

Drawings are for guidance only. www.beachenergy.co.uk - IPMS 2
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Council Tax Band **B** EPC Rating **D**



40 High Street
Trumpington
Cambridge
Cambridgeshire
CB2 9LS
01223 508050

hello@cookecurtis.co.uk
cookecurtis.co.uk