



24 Middle Street, Thriplow, Royston, SG8 7RD
Guide Price £995,000 Freehold



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01223 800860

**AN INDIVIDUAL DETACHED ARCHITECT-DESIGN, SINGLE STOREY RESIDENCE,
OFFERING SPACIOUS AND WELL-PLANNED ACCOMMODATION SET WITHIN
DELIGHTFUL GARDENS AND GROUNDS WITH AMPLE PARKING, DOUBLE GARAGE
AND LOCATED IN THIS HIGHLY SOUGHT-AFTER VILLAGE.**

- Detached individual dwelling
- 2158 sqft / 200 sqm
- Oil fired central heating
- New windows and doors
- EPC-E / 52
- 4 bedroom, 3 bathroom, 2 reception rooms
- 0.22 acre plot
- Built in the 1970s
- Double garage
- Council tax band-G

The property enjoys a wonderful position, set back from the road and screened by an attractive wall, with ample parking and double garage. Over the years the property has been vastly improved, most recently with new windows and doors, a professionally landscaped garden and external improvements including new cladding with updated insulation.

The accommodation comprises a generous and welcoming reception hall with solid wood flooring, fitted storage cupboard and a cloakroom/WC just off. There are four bedrooms and a family bathroom. The bedrooms include a master bedroom with fitted wardrobes and an en suite shower room. Bedroom two has patio doors to the garden and dressing room/bedroom four with a bathroom off. This space could easily be reconfigured to become a much larger principle bedroom or potential annexe. Bedroom three has fitted wardrobes. The kitchen/breakfast room is fitted with attractive cabinetry including pull-out larder cupboards, ample fitted Corian work surfaces with inset one and a half sink unit with mixer tap and drainer, integrated Bosch induction hob, oven and extractor plus integrated Bosch fridge/freezer and an integrated De Dietrich dishwasher and a free standing oil fired central heating boiler. Just off the kitchen is a generous utility/boot room with fitted work surfaces with cupboards below, single sink and drainer, space for the usual white goods and a door to the garden. The dual aspect sitting room is a bright and spacious area and boasts a free standing Jotus wood burning stove and opens to a dining area with bespoke fitted shelving and storage cupboards. The study is fitted with shelving and a desk.

Outside a gravel driveway provides parking for four to five vehicles and leads to the garage with remote control electric up and over door, power and light connected. The side garden is paved with flower and shrub borders and beds and a greenhouse. There is access to the back garden from the other side of the property. The rear garden has been professionally landscaped with shaped and manicured lawned areas with well stocked flower and shrub borders and beds and paved pathways. Terraces provide a wonderful space for summer evening entertainment. There is a wildlife pond, a selection of specimen trees and all is enclosed by a combination of walling and fencing, enjoying maximum levels of privacy and seclusion.

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).

Tenure

Freehold

Services

Mains services connected include: electricity, water and drainage. Oil fired central heating

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

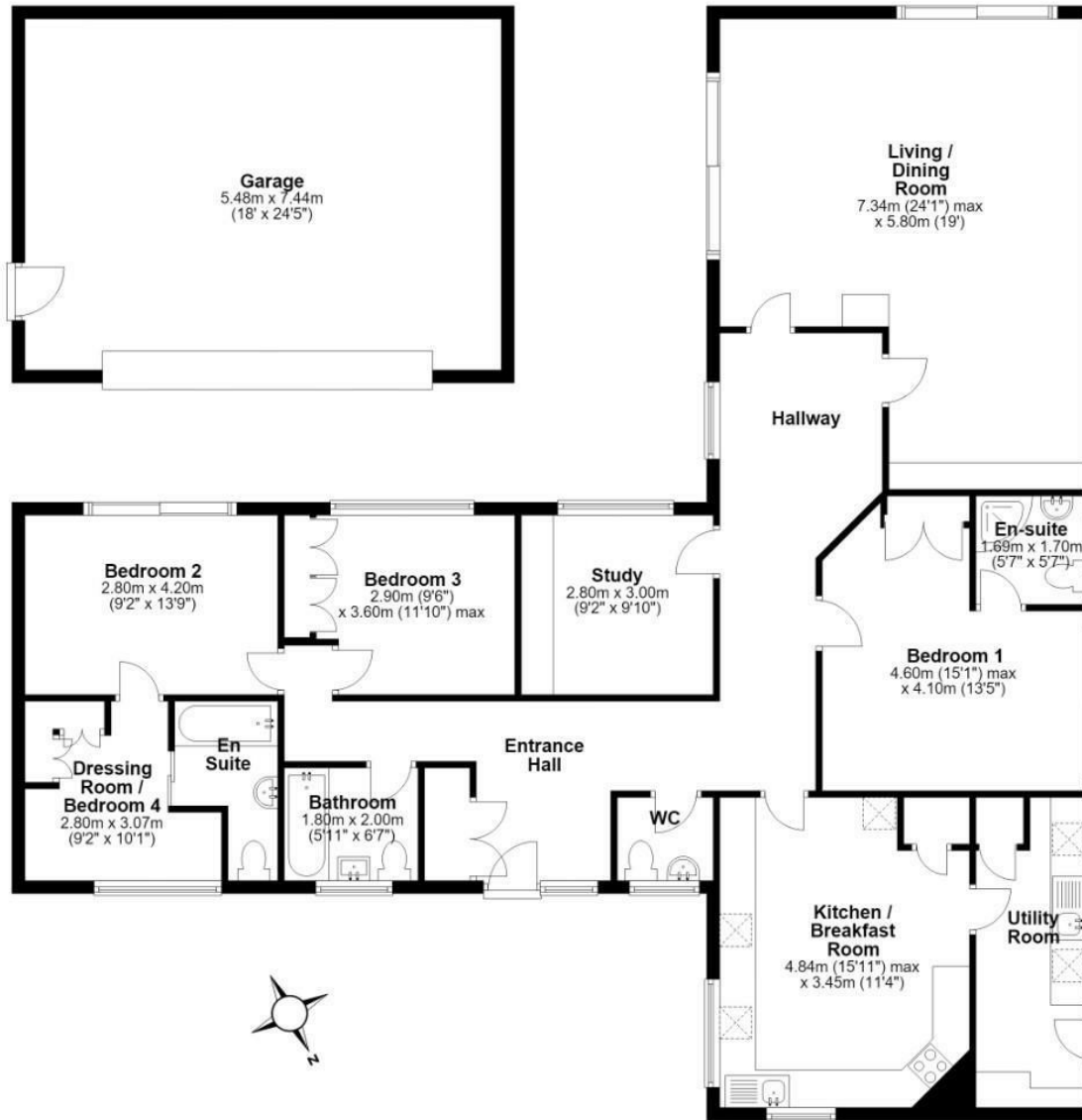
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris





Floor Plan

Main area: approx. 159.8 sq. metres (1720.1 sq. feet)
Plus garages, approx. 40.8 sq. metres (438.6 sq. feet)



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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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	

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