



3,810 SQ FT FAMILY HOUSE WITH VIEWS OVER PASTURE LAND IN THIS POPULAR VILLAGE

30 MIDDLE STREET,
THRIPLow, ROYSTON SG8 7RD

Freehold

savills



3,810 SQ FT DETACHED FAMILY HOUSE IN AN ELEVATED LOCATION TOWARDS THE EDGE OF THIS SOUGHT AFTER VILLAGE

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Freehold

Light & spacious accommodation ♦ Impressive kitchen/ breakfast room ♦ South & west facing gardens ♦ 6 bedrooms & 4 bath and/or shower rooms ♦ Private first floor balcony ♦ Delightful, sought after village ♦ EPC rating = C

Situation

- Thriplow is a highly sought-after and popular south Cambridgeshire village.

- The village has a local (village owned) pub, shop and village hall and there are numerous activities here (including the cricket club, various fitness classes, karate and cycling) together with a tennis club in nearby Fowlmere.

- Comprehensive shopping, recreational and cultural facilities are available in the renowned historic University City of Cambridge (approximately 8 miles to the north) and the medieval market town of Saffron Walden (approximately 11 miles to the south east).

- Everyday shopping is provided in Cambridge, Great Shelford and the market town of Royston (approximately 7.5 miles to the west).

- Addenbrookes, the Cambridge University hospital and its associated Biomedical Campus is just on the southern fringe of Cambridge, some 7 miles distant.

- Primary schooling in the village with secondary schooling at Melbourn and Sawston Village Colleges. Independent schooling for all age groups is available in Cambridge including St Faiths, The Perse CoEd, The Stephen Perse, King's College and St John's prep schools, The Leys and St Mary's.

- For the commuter, there are regular train services available from Whittlesford Station into London's Liverpool Street station from 1 hour and from Royston into Kings Cross station from 38 minutes. The A505 is south of the village which leads to the M11 (Junction 10) and to the west is the A1 via the Baldock bypass.

Description

This is an exceptional, individual detached family house close to the centre yet on the outskirts of this highly desirable and sought after village. Of part brick, part rendered elevations beneath a tiled roof, the property is understood to have been constructed in 2005 and has a versatile layout depending on one's needs. The vaulted drawing room and master suite are particularly worthy of



note which also enjoy lovely views of the mature gardens and meadowland beyond. The property has the benefit of double glazing, wooden flooring on the ground floor, both integral and detached garaging and oil fired central heating (with a sunken oil tank).

The impressive light-filled vaulted entrance hall with turning stairs and galleried landing sets the tone for the rest of the house - the eye is drawn straight ahead through glazed doors and side panels into the garden/dining room and garden beyond. To the right, double doors lead to the vaulted drawing room with heavy exposed roof trusses and a wood burner set into the brick fire recess. A family room and study with fitted cabinetry flank either side of the hall, and a sitting room or playroom is at the far end close to the kitchen/breakfast room which is a delightful triple aspect room with French doors to both the garden/dining room and terrace. Fitted with a range of wooden floor and wall units with granite worktops, a wide breakfast bar, a range cooker and extractor hood this could also accommodate a dining table and or sofas. There are two utility rooms, the first adjacent to the kitchen, and the second larger one with linen store connects to the integral garage.

On the first floor, there are 6 bedrooms - one of which has been used as a children's sitting/playroom by the present owners. Three have recently re-fitted high quality en suite facilities - the master being particularly impressive with twin wash basins, a roll-top free standing bath and separate shower cubicle. The balcony can be approached from the landing, master or sixth bedroom and provides a delightfully peaceful place to sit and enjoy the views of the garden and beyond.

To the front of the property is a shingle drive with considerable parking area leading to both the integral and detached garaging. The predominantly west facing rear gardens are mainly laid to lawn with a sheltered terrace, flower and shrub beds, a variety of trees and post and rail fencing to the rear boundary allowing the enjoyment of the borrowed landscape beyond. In all approximately 0.36 of an acre.

Tenure:

Freehold

Local Authority:

South Cambridgeshire District Council

Outgoings:

Council Tax: Band H. Amount payable 2019 - 2020 = £3578.86

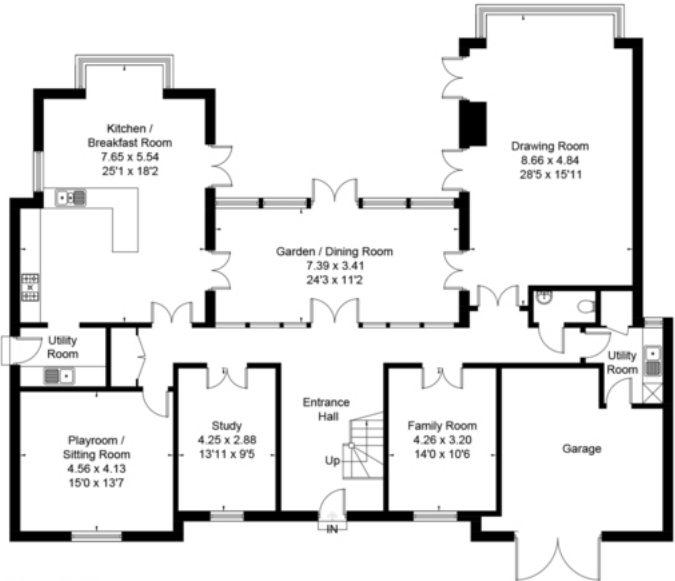
Viewing:

Strictly by appointment with Savills

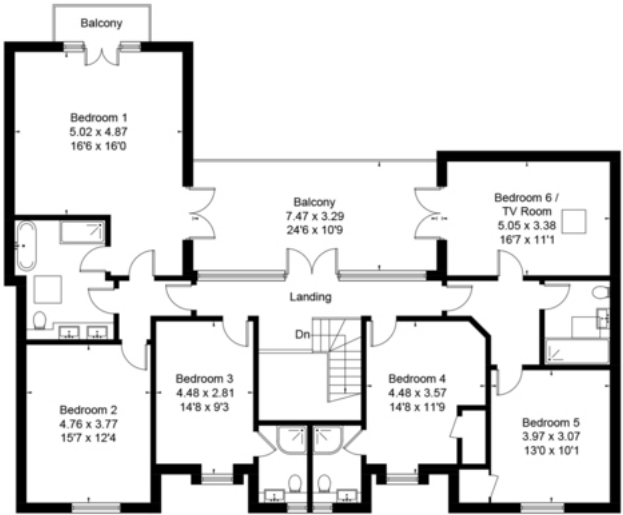




Approximate House Floor Area = 353.9 sq m / 3810 sq ft (Including Integral Garage)
Garage = 24.4 sq m / 263 sq ft
Total = 378.3 sq m / 4073 sq ft



Ground Floor



First Floor



Garage

(Not Shown In Actual Location / Orientation)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	70	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

Savills Cambridge
cambridge@savills.com
01223 347147

savills.co.uk