

21 CHURCH STREET
THRILOW


BIDWELLS



A striking, modern family home extending to an impressive 3,125 sq ft with exceptionally well presented accommodation, set in wonderful landscaped gardens of approximately a quarter of an acre, in arguably one the most desirable South Cambridgeshire villages.

Royston 6 miles, Cambridge 8 miles, Saffron Walden 11 miles (distances are approximate).

Property Summary

Gross internal area 3,125 sq ft (290 sq m).

Ground Floor: Entrance Hall, Cloakroom, Sitting Room, Dining Room, Family Room, Study, Kitchen/Breakfast Room, Utility Room

First Floor: 5 Bedrooms, 3 Bath/Shower Rooms (2 En Suite)

Outside: Double Garage with Studio over, Landscaped Garden

In all the property comprises 0.25 of an acre (0.101 hectares).

Please read Important Notice on the floor plan page



**21 CHURCH STREET, THRILOW,
CAMBRIDGESHIRE SG8 7RE**

Description

Built in 2009, 21 Church Street is a beautifully presented five bedroom, detached family home situated in a scenic and desirable area of the village. This substantial and stylish property offers tremendous versatility with accommodation extending to 3,125 sq ft (290 sq m).

Outside

The property is approached over a gravelled driveway, which is bordered by shrub beds and provides ample off street parking. There is a **Double Garage 19'5 x 18'9 (5.91m x 5.71m)** with up and over double timber doors, power, light and external staircase leading to a **Studio 19'5 x 10'10 (5.91m x 3.31m)**.

The rear garden is a particularly attractive feature of the property and is split over two levels, with the lower level comprising an extensive paved terrace enclosed by brick walling, attractive shrub borders and box hedge squares enclosing young trees. A flight of paved steps lead up to the second level, which is mainly laid to lawn enclosed with fencing and hedging and a range of mature shrubs.



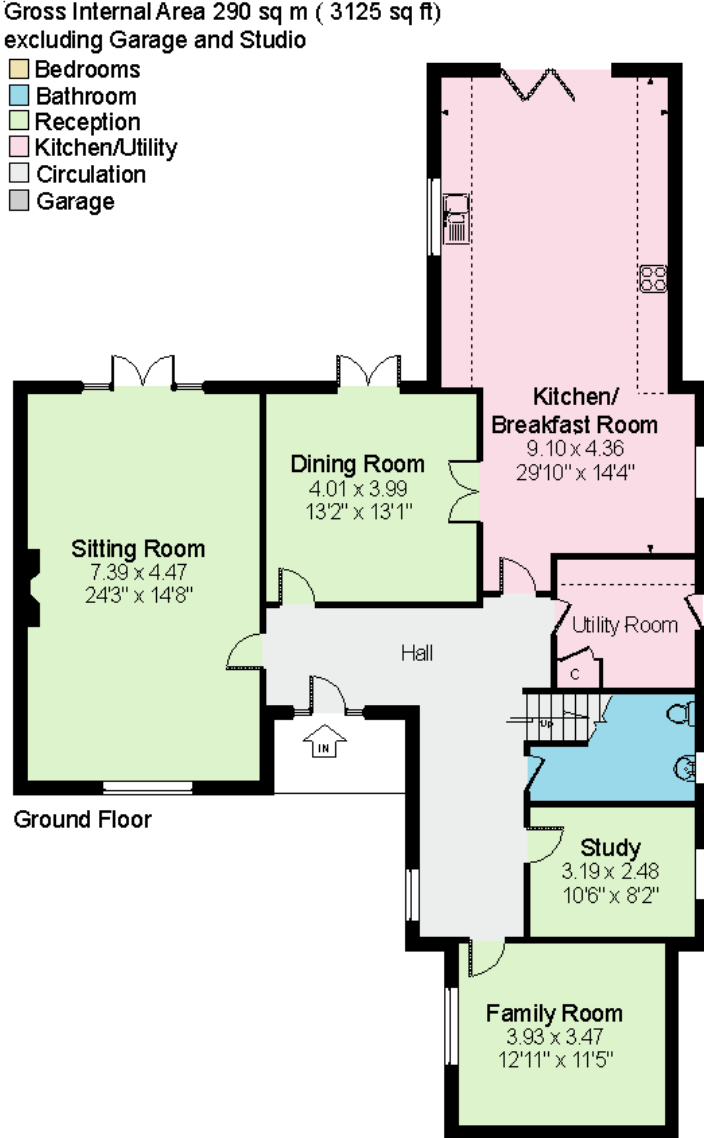


Property Highlights

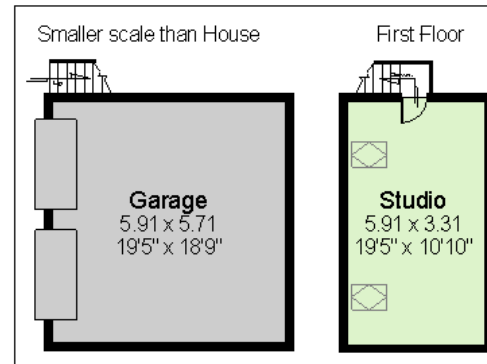
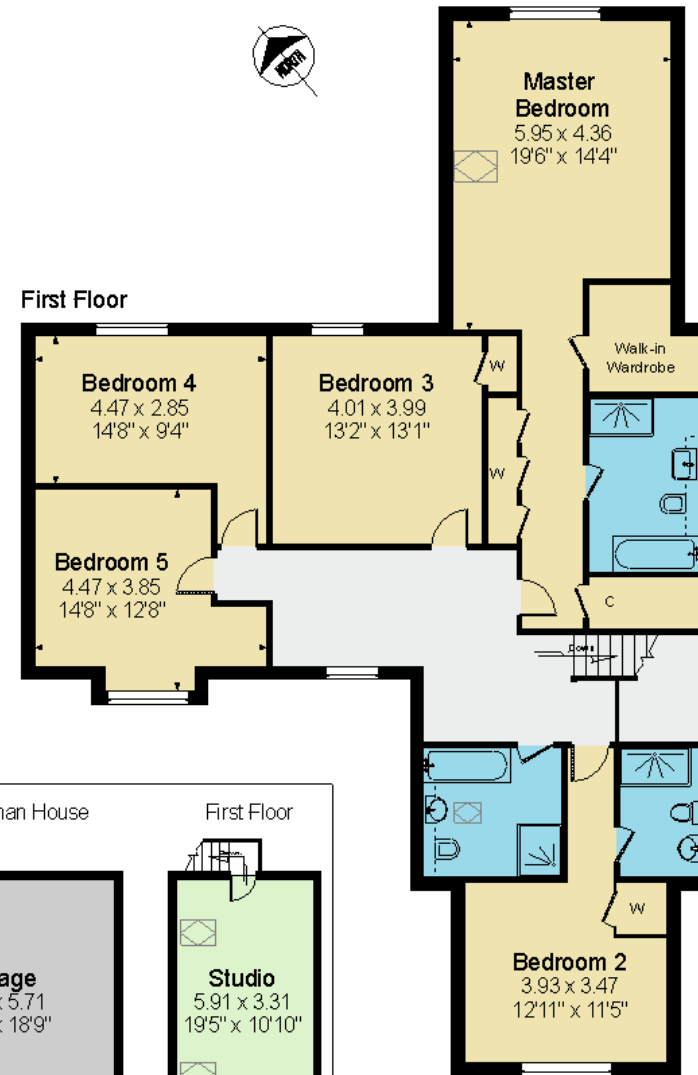
- Versatile accommodation arranged over 2 floors extending to an impressive 3,125 sq ft (290 sq m)
- Superb Kitchen/Breakfast Room 29'10 x 14'4 (9.10m x 4.36m) fitted with a range of contemporary base and wall cabinets, stone composite work surfaces, a range of integrated appliances including hob, double oven, steam oven, combination microwave oven, warming trays and wine fridge, porcelain floor tiling and bi-fold doors leading to the terrace
- Spacious dual aspect Sitting Room 24'3 x 14'8 (7.39m x 4.47m) with wooden floor, fireplace with marble surround and hearth, and French doors leading out to garden
- Dining Room with wooden floor, double doors to Kitchen and French doors to garden
- 2 further Reception Rooms comprising Study and Family Room
- Master Bedroom Suite with walk-in wardrobe, further range of fitted wardrobes and an En Suite Bath/Shower Room
- 4 further double Bedrooms and 2 Bath/Shower Rooms (1 En Suite)
- Detached double garage with a fully equipped first floor Studio 19'5 x 10'10 (5.91m x 3.31m), suitable for a variety of uses
- Oil fired central heating
- Double glazed throughout

Gross Internal Area 290 sq m (3125 sq ft)
 excluding Garage and Studio

- Bedrooms
- Bathroom
- Reception
- Kitchen/Utility
- Circulation
- Garage



First Floor



NOT TO SCALE: For guidance purposes only

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Location

Thriplow is a most attractive and unspoilt village situated about 8 miles south of Cambridge and about 7 miles east of Royston. Local facilities include community owned public house/restaurant, village hall, community run shop and highly regarded Church of England primary school, cricket field and pavilion, play park, village hall and village green. Thriplow is famous for its annual daffodil weekend, a tradition started in 1969. London commuters are well served by road or rail with the M11 Junction 10 about 2 miles away, Whittlesford station about 4 miles away and Royston station about 7 miles away.

For the commuter there is a fast train from Royston (6 miles) to King's Cross in about 38 minutes and from Cambridge (8 miles) to King's Cross and Liverpool Street in about 52 and 67 minutes respectively.

Viewing

By prior telephone appointment with Bidwells
01223 841842

Enquiries

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Cambridge, CB2 9SU

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Additional Information

Local Authority

South Cambridgeshire District
Council
0345 045 0500

Outgoings

Tax Band: G
Tax Payable 2019/2020:
£2,982.38

Services

Mains water, electricity and
drainage are connected to the
property.

Fixtures & Fittings

All items normally designated
as tenant's fixtures and fittings
are expressly excluded from the
sale.

Energy Rating C

Tenure & Possession

The property is for sale
freehold with vacant
possession on completion

Health & Safety

Please ensure that you take due
care when inspecting any
property.