



**CHURCH STREET**  
Thriplow

**Carter Jonas**

# CHURCH STREET, THRIPLow, ROYSTON, HERTS, SG8 7RE

- Cambridge - approx. 8 miles south
- Whittlesford Parkway Railway Station - approx. 3 miles
- Royston - approx. 6 miles

Superb project opportunity with impressive square footage • Flexible, adaptable layout ideal for creating a tailored long-term family home • Excellent potential for reconfiguration to suit modern lifestyles • Generous 0.25-acre plot • Driveway parking for three cars plus a double garage • Thriplow village amenities: shop, pub, primary school, church, cricket club • Strong access links to Cambridge & London • Chain free offering • EPC rating D

## DESCRIPTION

While the property would benefit from updating, it represents an excellent project opportunity, offering impressive square footage in one of South Cambridgeshire's most desirable villages. Tucked away along a peaceful road and only a short walk from local amenities, it enjoys a wonderfully tranquil setting.

The flexible layout offers a generous reception hall leading into a large sitting/dining room featuring an impressive fireplace and patio doors to the garden. The spacious kitchen/breakfast room provides extensive cabinetry, ample work surfaces, a double sink, induction hob, double oven, extractor, and space for appliances, opening into a sizeable dining area. A utility room and cloakroom/WC sit just beyond.

Across the property are multiple reception rooms, ideal for creating distinct living areas, home offices, or hobby rooms. Several well-proportioned double bedrooms, additional study/bedroom spaces, and multiple bathrooms ensure excellent versatility for a range of lifestyles and family needs.

**A SUBSTANTIAL DETACHED SINGLE-STOREY RESIDENCE OF APPROXIMATELY 2,500 SQ.FT, SET WITHIN MATURE GARDENS AND GROUNDS OF AROUND 0.25 ACRES.**



This adaptability is what makes the property so exciting. Just as it has been tailored over the years to suit the needs of its previous owners, it now offers the next owner the opportunity to re-imagine and shape it into their perfect family home. With its exceptional footprint, scope for reconfiguration, and peaceful village setting, this is a property that could evolve beautifully over time and serve as a long-term home in one of the area's most charming communities.

#### OUTSIDE

A driveway provides parking for at least three cars and leads to a double garage with power and light. The gardens extend to around 0.25 acres and include generous lawns, a large paved patio, a fishpond, a bespoke workshop/barn, and further brick-built storage. The entire plot is enclosed, offering privacy and a lovely sense of seclusion.

#### LOCATION

Thriplow is a highly sought-after village located approximately 8 miles south of Cambridge. It offers an excellent range of local amenities including a Parish Church, a highly-regarded Church of England primary school and access to leading private schools (The Leys, St Faiths, The Perse and St Johns) are all close by. A village shop, village hall, a community-owned pub, and an active cricket club also serve the village. Secondary schooling is available in nearby Sawston or Melbourn, and the renowned Duxford Imperial War Museum is also close by.

The village is ideally placed for access to Cambridge, with strong road links and regular local bus services. Mainline railway stations at Whittlesford Parkway (to Liverpool Street) and Royston (to King's Cross/St Pancras) provide convenient routes into London and beyond.

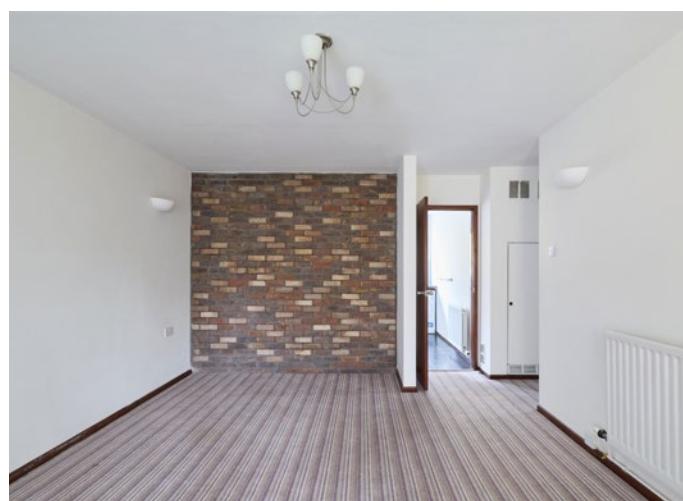
## ADDITIONAL INFORMATION

**Tenure:** Freehold

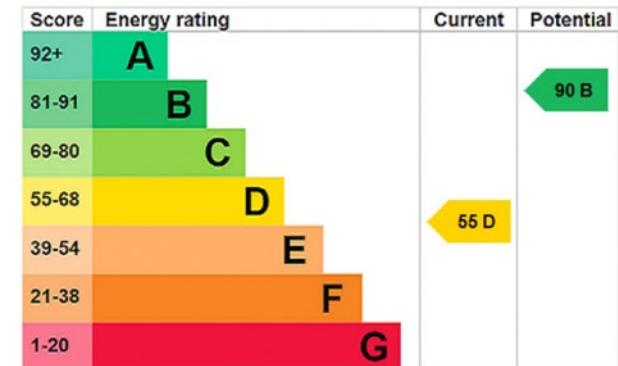
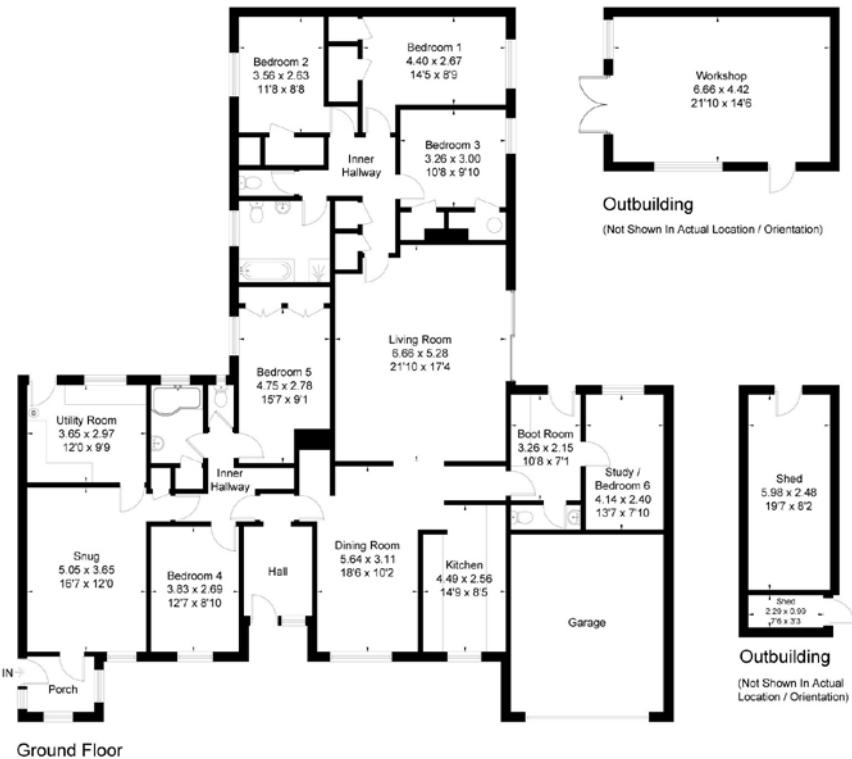
**Services:** Air source heat pump. Mains water and electricity

**Local Authority:** South Cambridge District Council

**Viewings:** Strictly by telephone appointment with the Selling Agents, Carter Jonas 01223 403330



Approximate Floor Area (Excluding Garage / Outbuildings) = 232.3 sq m / 2500 sq ft



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**Cambridge South 01223 403330**

cambridgesales@carterjonas.co.uk

The Marque, 141 Hills Road, Cambridge, CB2 8RJ

**carterjonas.co.uk**

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