



The Grange, Police Row, Therfield, SG8 9QE

CHEFFINS

Police Row

Therfield,
SG8 9QE

A charming detached Grade II Listed residence, believed to date back to the 16th century, offering a rare opportunity for sympathetic improvement and enhancement. The property provides versatile accommodation extending to over 2,600 sq ft, set within its own established and mature plot. Occupying a prominent position in the highly sought-after and well-served village of Therfield, the house combines period character with significant potential. Offered to the market with no onward chain.

4 2 2

Guide Price £800,000





LOCATION

The Grange, is set within the picturesque village of Therfield. Nestled amidst rolling Hertfordshire countryside, the village is celebrated for its charming village green, well-regarded pub, and strong sense of community, all set against a backdrop of outstanding rural views. Therfield offers a quintessential village lifestyle, with immediate access to beautiful countryside walks and bridleways across Therfield Heath, renowned for its wildlife and expansive open landscapes. Just a couple of miles away, Royston provides a wide range of shopping, schooling and recreational facilities, as well as a mainline railway station offering fast and regular services into both London Kings Cross and Cambridge, making the location ideal for commuters. The surrounding area also boasts excellent leisure opportunities, including golf clubs, equestrian facilities, and a network of footpaths ideal for walking and cycling. With convenient access to major road links such as the A505, A10 and A1(M), The Grange combines the appeal of tranquil village living with the practicality of excellent connectivity.

PANELLED GLAZED ENTRANCE DOOR

leading through into:

ENTRANCE PORCH

with radiator, window to side aspect, panelled door leading into:

CLOAKROOM

with suite comprising of a two piece suite with low level w.c. with hand flush, wash hand basin with separate hot and cold taps, decorative tiled surround, radiator, electrical fuse board, roof void access, panelled window to front aspect.

ENTRANCE HALLWAY

accessed via panelled glazed door from porch, wall mounted lighting, wood panelling, stairs rising to first floor accommodation, double panelled radiator, sash window to front aspect, panelled timber doors leading into respective rooms.

SITTING ROOM

with a wealth of exposed timber beams, open fireplace with brick surround, wooden mantel, brick hearth with original and ornate storage shelves fitted in the recess of the chimney breast and this particular detail forms part of the listing, wall mounted lighting, radiator, sash window to front aspect, panelled glazed French doors and windows leading out onto garden.

FORMAL DINING ROOM

with exposed timber beams, open fireplace with stone surround and ornate wooden mantel, wall mounted lighting, double panelled radiator, sash window to front aspect with panelled glazed doors out onto side aspect.

KITCHEN

comprises a collection of both wall and base mounted storage cupboards and drawers with a wood effect rolltop work surface with inset stainless steel sink with hot and cold mixer tap, drainer to side, tiled splashback, integrated 4 ring electric hob with tiled splashback, space for fridge/freezer, integrated double oven, wealth of exposed timber beams, lighting, fitted seating bench, window overlooking garden, panelled glazed door leading through into:

UTILITY AREA

with a collection of base mounted storage cupboards, rolltop wood effect work surface, inset stainless steel sink, separate hot and cold taps, drainer to either side, tiled splashback, double panelled radiator, fitted storage cupboards, windows to side and rear aspect, panelled glazed door leading out onto garden, further timber panelled door leading into:

STUDY

with a wealth of exposed timber beams, former open fireplace with brick surround and wooden mantel, exposed brick chimney breast, wealth of built-in storage and display cabinets, storage cupboard, panelled door leading through into one of the staircases leading up to the first floor, wall mounted lighting, window overlooking garden, door through to:

REAR ENTRANCE LOBBY

with space for additional white goods and a panelled glazed door leading through into Garage.

ON THE FIRST FLOOR**LANDING**

with exposed timber beams, radiator, sash window to front aspect, painted timber doors leading into respective rooms.

PRINCIPAL BEDROOM SUITE

with exposed timber beams, built-in wardrobes fitted with railings and shelving, double panelled radiators, sash windows to both front and side aspect, panelled doors leading into:

DRESSING ROOM

with a wealth of built-in wardrobes fitted with railings and shelving, further additional storage cupboards above, base mounted vanity desk with drawers surrounding, double panelled radiator, window to side aspect, panelled door leading through into rear landing.

BEDROOM 2

with radiator, loft access, built-in wardrobes fitted with railings and shelving, wash hand basin with separate hot and cold taps, tiled splashback, wall mounted mirror medicine cupboard, light above with shaver point, windows to both rear and side aspect both providing views over the surrounding garden.

BEDROOM 3

with fitted storage cupboards, wash hand basin with separate hot and cold taps, splashback, wall mounted mirror with lighting above, radiators, exposed timber beams, sash window to front aspect, sliding window to side aspect.

FAMILY BATHROOM

comprising of a four piece suite with panelled bath with separate hot and cold bath taps, tiled splashback, shower cubicle with wall mounted shower head, tiled surround, low level w.c. with hand flush, wash hand basin with separate hot and cold taps, tiled splashback, wall mounted mirror with light and shaver point above, fitted storage cupboards, heater, radiator, windows overlooking garden.

BEDROOM 4

with fitted storage cupboards and wardrobe, radiator, exposed timber beam, window to rear aspect.

FAMILY BATHROOM

comprising of a four piece suite with panelled bath with separate hot and cold bath taps, wall mounted shower head, tiled surround, low level w.c. with hand flush, two wash hand basins with separate hot and cold taps, tiled surrounds, radiator, fitted storage cupboards, lighting with shaver point, exposed timber beams, window to side aspect.

OUTSIDE

To the very front the property is approached off Police Row via steps up to the main porch.

To the rear of the property is an extensive and mature garden principally laid to lawn with a paved patio area led directly off the rear part of the property providing a wonderful space to both relax and entertain and providing views over a number of well stocked beds full of mature hedging and shrubs. There is a flint wall positioned to the left hand side of the garden with a number of mature shrubs and trees behind and a timber lean-to built onto the back of the flint wall, oil tank perfectly screened by the wall. Further down the garden is some more mature trees and shrubs. At the very rear of the garden is an open wire fence to the rear boundary which provides excellent views over the grazing fields to the rear.

To the other side of the plot is the gravelled driveway which is accessed via a dropped kerb from Police Row. This driveway extends round and opens up to provide a wealth of parking and access to the two garage doors. To one side of the driveway is an area laid to lawn with further mature trees and the front boundary is enclosed via some hedging and to the other side is another lawned area with a larger pond with block paving surrounding one side and other well stocked bedding and to the further side boundary is a brick wall enclosing this area.

GARAGE

with two electric up and over doors, wealth of wall and base mounted storage cupboards and drawers, panelled glazed door leading out onto garden, windows to both side and rear aspect, stainless steel sink with separate hot and cold taps, drainer to either side, tiled splashback, base mounted oil fired boiler providing hot water and heating for the property, panelled glazed door leading out onto driveway.





Guide Price £800,000
Tenure - Freehold
Council Tax Band - G
Local Authority - North Herts Council



**Approximate Gross Internal Area 2663 sq ft - 247 sq m
(Excluding Garage)**

Ground Floor Area 1195 sq ft – 111 sq m

First Floor Area 1468 sq ft – 136 sq m

Garage Area 413 sq ft – 38 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

CHEFFINS

For more information on this property please refer to the Material Information Brochure on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

Clifton House 1-2 Clifton Road, Cambridge, CB1 7EA | 01223 214214 | cheffins.co.uk

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



CHEFFINS