



High Street, Chippenham, CB7 5PR

**CHEFFINS**

## High Street

Chippenham,  
CB7 5PR

- Brand New 4 Bedroom Home
- Exclusive Development Of Just 5 Homes
- Stunning Paddock Views
- Fully Fitted Shaker-Style Kitchens
- Porcelanosa Bathrooms
- Double Garages With EV Charging Points

A charming and stylish new home of generous proportions forming part of this exclusive development of just 5 properties occupying a delightful setting backing on to paddocks.

4 3 2

**Guide Price £745,000**





## LOCATION

Chippenham is a delightful rural village in Cambridgeshire close to Newmarket with a strong community feel with traditional village pub and 12th century church. There are various equestrian/stud related facilities in the village and there is also Chippenham Fen, a nationally recognised nature reserve located nearby. The village is located about 4 miles from the racing town of Newmarket and 10 miles from the historic University city of Cambridge. Dullingham station is located just over 1 mile away and provides a direct service to Cambridge where commuters can change for trains to London and the A14 is also within easy reach with links to the A11 & M11.

**WELCOME TO FIELDSIDE**

Fieldside forms an attractive courtyard-style development of just five fine homes of exceptional quality and style. The properties all offer remarkable flexibility with open-plan kitchen/dining/living areas as well as separate study spaces, generous bedrooms and luxuriously appointed bathrooms and en-suites. The properties all benefit from double garages and well-proportioned gardens which all enjoy tranquil and expansive views over surrounding paddock land.

**PLOT 1**

The Pasture is a detached 4 bedroom property which occupies a prominent position towards the front of the site.

The property features open plan kitchen/dining/family area with attractive high quality laminate flooring. Stylish in-frame shaker-style eye and base level units in an attractive natural pebble finish with contrasting navy island unit. Stunning high quality marble effect quartz work surfaces and upstands with a seamless waterfall design framing the central island unit. Built-in appliances include AEG double oven and combi oven, hob & extractor with Lamona integrated dishwasher, fridge/freezer & wine cooler. Inset sink with chrome mixer tap within the island unit. The space is light and bright thanks to the solar electric Velux roof windows.

The utility room is a seamless extension of the kitchen also with in-frame shaker-style units and quartz work surfaces and upstands with inset 1.5 bowl sink with chrome mixer tap and space for washing machine and tumble dryer underneath.

There is an extensive living area which flows through from the kitchen/dining room and enjoys views over the rear garden. A study to the front of the property and a cloakroom complete the ground floor.

To the first floor there are four double bedrooms with en-suite to principal bedroom and further family bathroom. Bathrooms and en-suites have been luxuriously appointed with Porcelanosa tiles, brassware and sanitaryware with Instinct vanity units. Natural stone effect tiles to floor and splash back areas and electric heated towel rails.

Outside, the generous garden is principally laid to lawn with wraparound natural sandstone paving and delightful views over paddocks to the rear.

Please note some images are CGI and are indicative only. Final finishes and specifications may vary.

**CHIPPENHAM**

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**THE DEVELOPER**

PB Doyle has been a successful building contractor based in Newmarket for over 35 years, undertaking projects throughout East Anglia and London for both the public and the private sector, taking a hands-on approach to all aspects of the planning and construction process. They pride themselves on maintaining the highest-quality standards of construction and provide a professional and personal service to meet the high expectations of their home buyers.

**SPECIFICATION**

Internal details including

- Internal solid core Oak doors with satin chrome handles
- Flush casement PVCu windows & French doors
- Aluminium coated bi-folding doors

Electrical details including

- Electric operated retractable garage doors
- EV charger
- Mitsubishi air source heat pumps & pre-plumbed cylinders.
- Underfloor heating to ground floor with radiators to bedrooms.
- Energy efficient LED lighting
- Solar electric velux roof windows in kitchen/diner

**SALES AGENTS NOTES**

Tenure - Freehold

Council Tax Band - TBC

Property Type - Detached House

Property Construction - Brick and Block

Number & Types of Room - Please refer to the floorplan

Square Footage - 2,219

Parking - Garage and Driveway

Utilities / Services

Electric, Water and Sewerage Supply - Mains

Heating sources - Air Source Heat Pump

Broadband Connected - TBC

Broadband Type - TBC

Mobile Signal/Coverage - TBC

We have been made aware this property contains restrictive covenants - please refer to the land registry title and confirm this during the conveyancing process.

The vendor has made us aware that, to the best of their knowledge, there is no asbestos or unsafe cladding present at the property and the property is not at risk of collapse.

The vendor has made us aware that, to the best of their knowledge, there has been no adaptations made to the property for accessibility requirements during their ownership.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Guide Price £745,000  
 Tenure - Freehold  
 Council Tax Band - New Build  
 Local Authority - ECDC



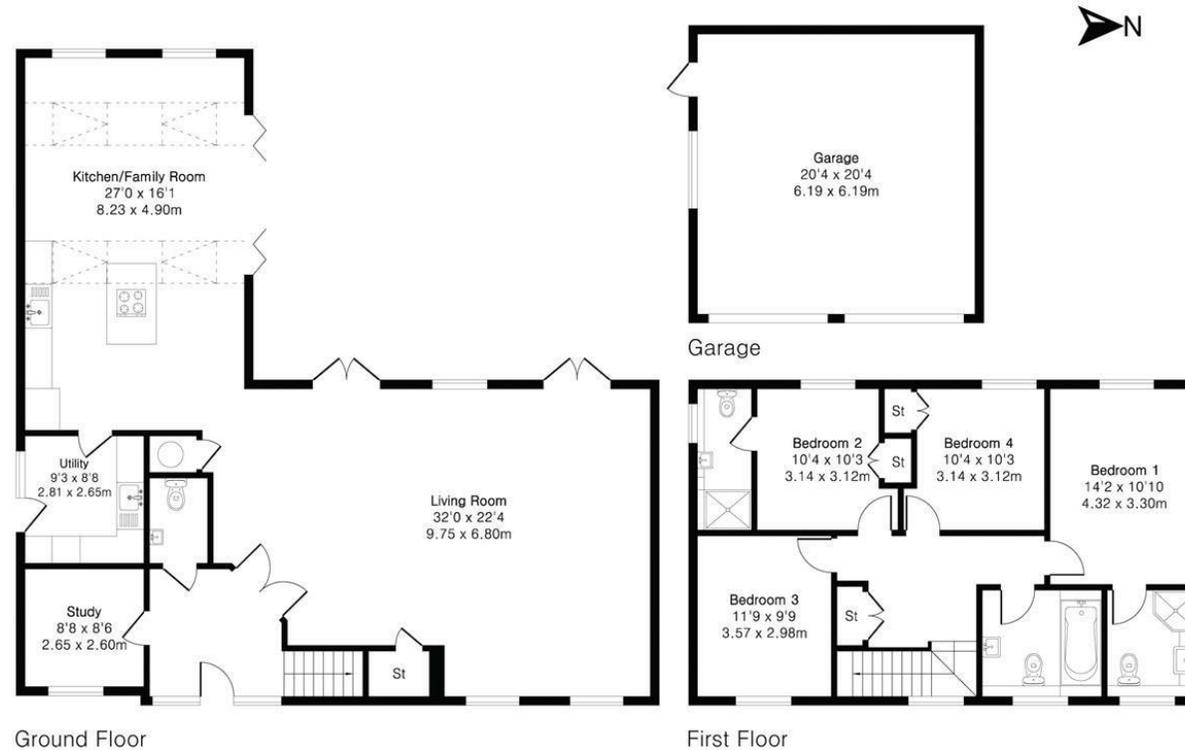


**Approximate Gross Internal Area 2219 sq ft - 206 sq m  
(Excluding Garage)**

Ground Floor Area 1401 sq ft – 130 sq m

First Floor Area 818 sq ft – 76 sq m

Garage Area 412 sq ft – 38 sq m



[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>.



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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.

