

New Street, Chippenham, CB7 5QF

CHEFFINS

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Chippenham,
CB7 5QF

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Guide Price £595,000



- Delightful Views over Open Countryside
- Over 1,400 sq ft of Accommodation
- 4 Bedrooms - 1 Ensuite
- Recently Installed Kitchen
- 2 Generous Reception Rooms
- Approaching approx. 1/3 of an Acre
- Integral Garage & Ample Driveway Parking

A spacious 4 bedroom detached bungalow occupying a peaceful edge-of-village position with stunning views over open countryside to the rear. Set within generous grounds approaching approx. 1/3 of an acre, the property benefits from a driveway, integral garage and beautifully established gardens enjoying an exceptional outlook.









LOCATION

CHIPPENHAM is a small village located approximately 18 miles from Cambridge, 4 miles from Newmarket, 14 miles from Bury St Edmunds and 11 miles from Ely. The village has a range of facilities and activities including St Margaret's Church, tennis and cricket clubs and a public house. Primary schooling is available in the nearby villages of Fordham and Kennett with a range of nurseries, middle and secondary education in Newmarket. The village is centered around Chippenham Park, a family run estate and prestigious wedding venue which also has garden open days and tea rooms. The village is also home to Chippenham Fen National Nature Reserve. Just outside the village is La Hogue Farm shop and cafe.

ENTRANCE HALL
A generous hallway with cloaks cupboard and a loft hatch.

LIVING ROOM
A charming reception room with picture window to the front aspect, feature fireplace with cast iron log grate set on tiled hearth, double doors opening to;

DINING ROOM
A generous reception area with a large window to the front aspect and integral door into garage.

KITCHEN
A recently installed and comprehensively fitted kitchen with a range of wall and base units with solid worktop over, 1.5 bowl stainless steel sink, integrated appliances include an eye level Bosch oven and grill, 5 ring induction hob with extractor hood over and a dishwasher, space for a fridge/freezer and washing machine, large picture window with views to the rear over the garden and countryside views beyond.

BEDROOM 1
A generous double bedroom with a large window with views over the rear garden and countryside views beyond.

ENSUITE SHOWER ROOM
with a tiled shower cubicle, pedestal sink unit, low level WC, heated towel rail, part tiled walls, window to the rear aspect.

BEDROOM 2
A generous double bedroom with built-in wardrobe and a window to the front aspect.

BEDROOM 3
A further double bedroom with built-in wardrobe and window to the side aspect.

BEDROOM 4
with a window to the rear aspect.

FAMILY BATHROOM
with a panelled bath with shower over, low level WC, pedestal sink unit, heated towel rail, extensively tiled, window to the rear aspect.

OUTSIDE
The property enjoys a delightful position on a quiet country lane at the edge of the village, adjoining beautiful open countryside.

To the front, a driveway provides parking and turning space for multiple vehicles and leads to the integral garage. The generous front gardens are predominantly laid to lawn and feature a retaining wall to the front boundary and gated side access to the rear garden.

The enclosed rear garden enjoys a high degree of privacy, bordered by mature hedging and fencing. A paved terrace provides the perfect setting for al fresco dining, overlooking the lawned area with flower beds and a variety of fruit trees. Further side gardens incorporate a greenhouse and useful storage sheds.

INTEGRAL GARAGE
with electric roller shutter door, light and power connected, internal door through to dining room.

SALES AGENTS NOTES
The property has the benefit of solar panels, installed in 2022 and owned outright. We are advised excess energy is currently sold back to Octopus Energy.

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







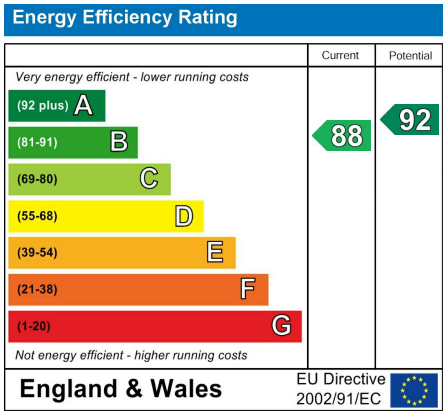








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Guide Price £595,000
Tenure - Freehold
Council Tax Band - E
Local Authority - East Cambridgeshire

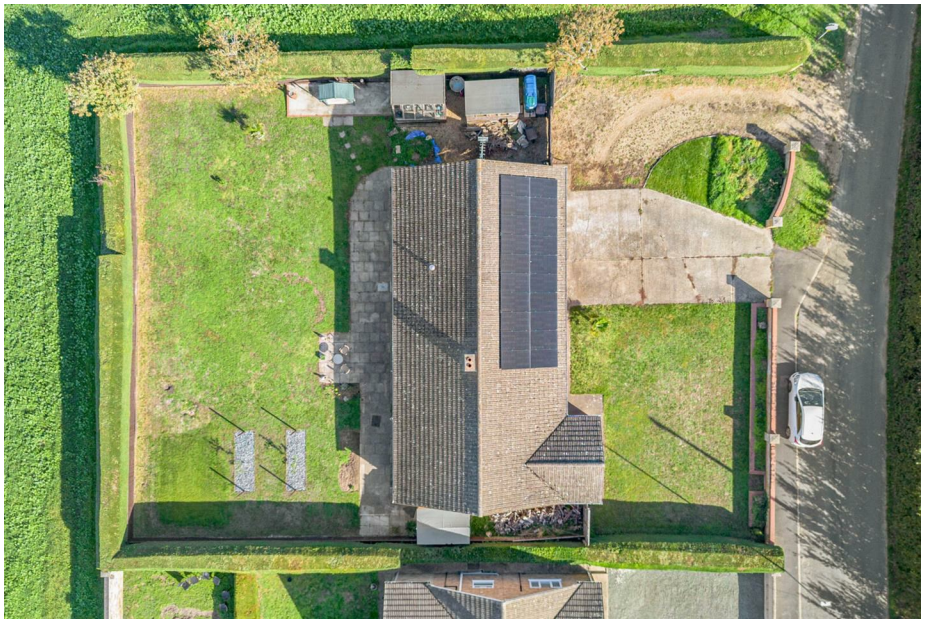








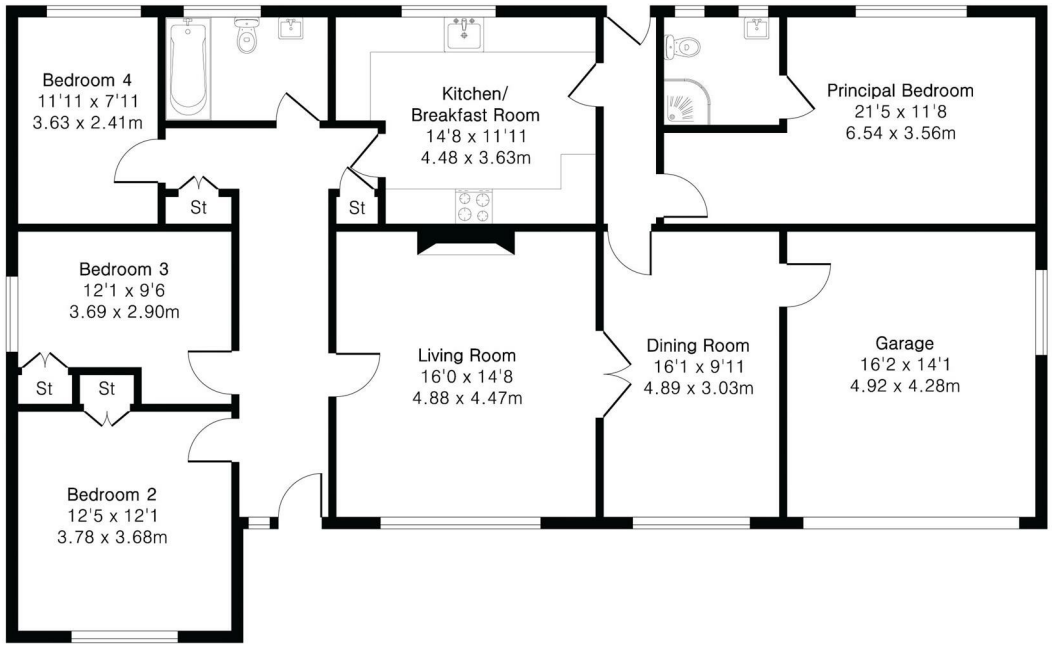




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Approximate Gross Internal Area 1462 sq ft - 136 sq m
(Excluding Garage)

Garage Area 227 sq ft – 21 sq m



Ground Floor

PINKPLAN

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.

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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.

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