New Street, Chippenham, CB7 5QF

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Offers In Excess Of £500,000

- Detached Georgian residence
- Spacious and versatile accommodation
- Numerous original features
- Established gardens & off-road parking
- Highly sought-after village location
- Ideally located for local amenities

This attractive, character, detached Georgian property, dating back to circa 1730, is located in one of the area's most sought-after villages and is conveniently located for local amenities. The property offers a spacious and flexible layout, retaining many original features including exposed fireplaces, and benefits from off-road parking and an enclosed rear garden.

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 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.

GROUND FLOOR

ENTRANCE HALL
Staircase rising to the first floor.

SITTING ROOM
A light, double aspect room featuring an attractive fireplace and wooden floor which extends through to:

STUDY
A light, double aspect room with glazed door opening to the rear.

DINING ROOM
Wooden flooring, inglenook fireplace with an inset wood burning stove, double aspec views across the garden.

KITCHEN
Fitted with a range of base and wall units with worktop and Belfast sink, integrated appliances include electric oven and four ring hob, space and plumbing for dishwasher, fridge freezer and washing machine. In addition, there is a good sized pantry cupboard, window to the front aspect and a stable door opening to the outside space.

BATHROOM
Fitted with WC, wash basin, roll-top bath with shower over and window to the rear aspect.

FAMILY ROOM/BEDROOM 4
A spacious, double aspect room with window to the rear aspect and French doors opening to the garden.

FIRST FLOOR

LANDING
Doors to adjoining rooms.

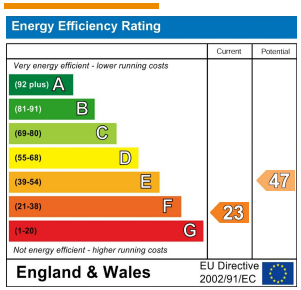
BEDROOM 1
A generous double bedroom with built-in wardrobes and window to the front aspect.

BEDROOM 2
A further double bedroom with double aspect views.

BEDROOM 3
With outlook to the rear.

OUTSIDE
The property is situated on a quiet lane within a short moment's walk of the village amenities. Approached via a gravelled driveway providing off-road parking, with additional parking available on the lane. The rear gardens are traditionally lawned and enclosed by mature hedging and fencing, with established shrub borders, affording the property a great deal of privacy.

VIEWINGS
By appointment through the Agents.



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Tenure - Freehold

Council Tax Band - E

Local Authority - East Cambridgshire

Approximate Gross Internal Area 1721 sq ft - 159 sq m

Ground Floor Area 1092 sq ft – 101 sq m

First Floor Area 629 sq ft – 58 sq m

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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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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