



# Fieldside

Chippenham  
Cambridgeshire

# FIELD SIDE

## Chippenham

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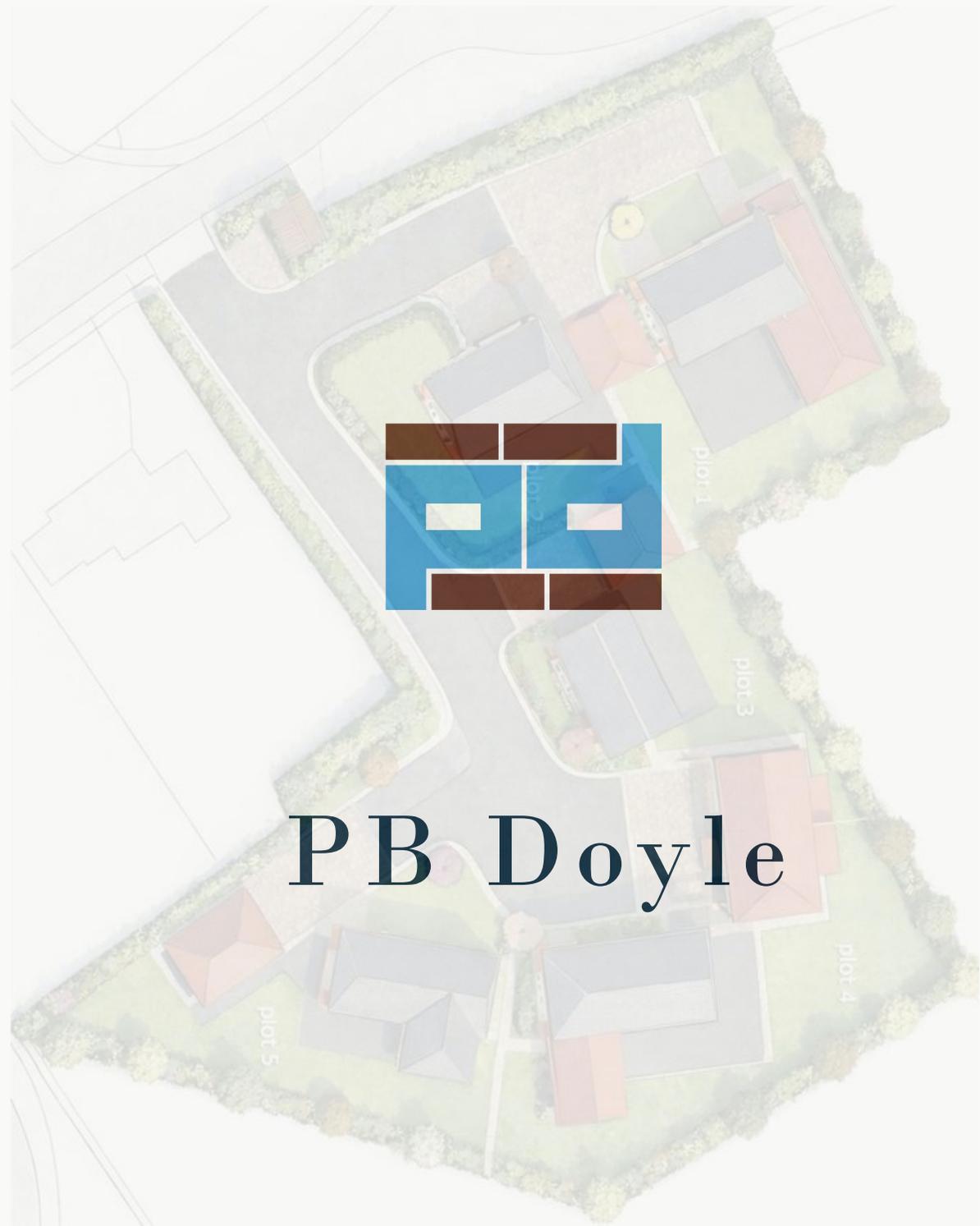
### About Fieldside

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 benefit from double garages and well-proportioned gardens which all enjoy tranquil and expansive views over surrounding paddock land.

### Location

Chippenham is a charming rural village near Newmarket, with a strong community, traditional pub and historic church.

- Close to Chippenham Fen nature reserve and equestrian facilities
- 4 miles to Newmarket
- 10 miles to Cambridge
- 1 mile to Dullingham Station (direct London links)
- Easy access to A14, A11 & M11



Price: £550,000

The Homestead is a 4 bedroom home and occupies a prominent position at the front of the development.

The property features open plan kitchen/dining area with attractive high quality laminate flooring. Stylish in-frame shaker-style eye and base level units with contrasting island unit. Stunning high quality marble effect quartz work surfaces and upstands with inset 1.5 bowl sink. Built-in appliances include double oven and combi oven, hob & extractor as well as integrated dishwasher and fridge/freezer. 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.

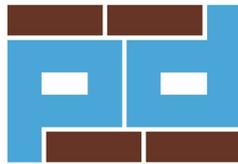
There is also a generously proportioned dual-aspect living room with french doors leading out to the garden.

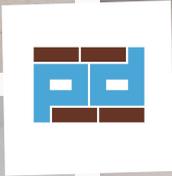
To the first floor there are four double bedrooms with en-suite to principal bedroom and further family bathroom. Bathrooms and en-suites have been luxuriously appointed with Porcelanosa tiles, brassware and sanitaryware with Instinct vanity units. Natural stone effect tiles to floor and splash back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



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# 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

- EV charger
- Mitsubishi air source heat pumps & pre-plumbed cylinders.
- Underfloor heating to ground floor with radiators to bedrooms.
- Energy efficient LED lighting





## Key features

- Exclusive development of just 5 homes
- Stunning paddock views
- Fully fitted shaker-style kitchens
- Double garages with EV charging points
- Porcelanosa bathrooms

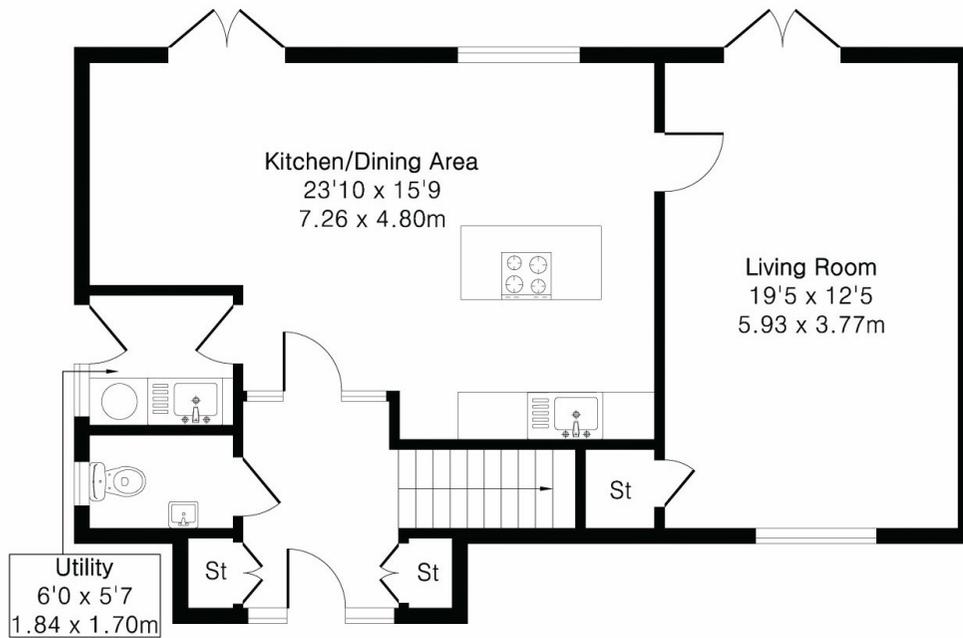


## FLOOR PLAN (PLOTS 2&3)

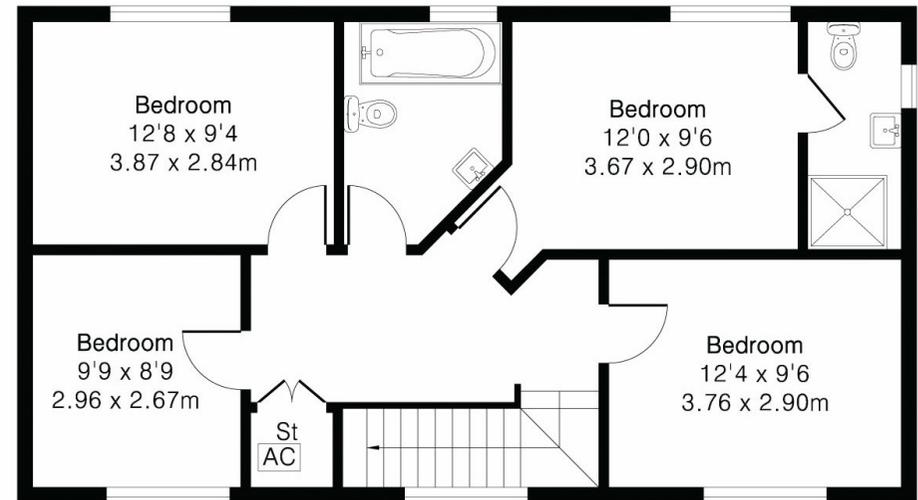
Approximate Gross Internal Area 1462 sq ft—136 sq m

Ground Floor Area 750 sq ft—70 sq m

First Floor Area 712 sq ft—66 sq m



Ground Floor



First Floor



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.





For illustrative purposes only

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CHIPPENHAM

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