



The Old Bakery

High Street | Chippenham | CB7 5PP

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Seller Insight

“

We will miss living in this older property with lots of character and period features. The garden room is one of our favourite rooms and we have loved sitting on the outdoor terrace with the evening sun. You can enjoy the sunshine throughout the day as it is always shining somewhere! We have enjoyed being a part of the village community, we have been active members of the tennis club, and there is a cricket club and bowls club too, plus the friendly local pub. There are great play areas for the children too. It is believed to be the first property built in Chippenham being a bakery for many years, including a shop and post office. We have upgraded security with the addition of electric remote control gates and a new burglar alarm system, updated all the bathrooms, installed a wood burner, and installed a new heating boiler. We are moving to be nearer to our family."

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





Step Inside

This wonderful character house has a history dating back to the 16th Century with an array of period features that includes exposed timbers and beams, fireplaces and timber doors with latch handles.

Secondary front door into the garden room at the rear of the property. Original brick floor, exposed timbers and beams, and French doors to outside dining/sun terrace. Door to dual aspect kitchen/breakfast room featuring solid oak panel fronted units with tiled preparation surfaces over, integrated dishwasher, integrated fridge, AGA, double electric tower oven, gas hob, inset stainless steel sink, freestanding central preparation station, and quarry terracotta floor tiles. Exposed timbers. Separate utility room. Tiled floor, Butler sink, spaces and plumbing for washing machine and tumble dryer, space for American style fridge/freezer. Annex accommodation with bedroom and bathroom with bathtub (handheld shower attachment), low level WC, and hand wash basin. A tranquil sitting room, dining area with space to entertain many people, snug, and playroom enhance this ground floor accommodation.

First floor

Principal Bedroom - splendid accommodation with dressing, bathing, and sleeping facilities.

Bedroom Two with ensuite providing shower, low level WC, and hand wash basin.

Bedroom Three also with ensuite facilities featuring shower, low level WC, and hand wash basin.





Step Outside

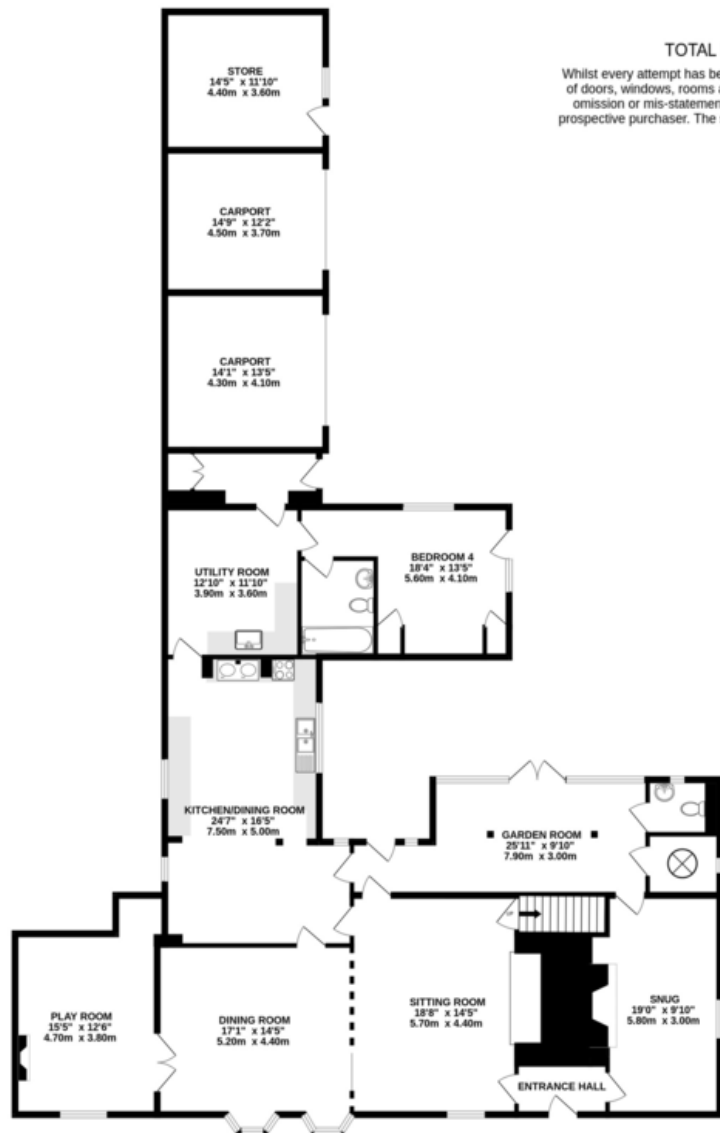
Access to the property is via electric wrought iron gates which open to a driveway with parking for several vehicles. There is a double cart lodge with store room attached. Lawns to side and rear with flower borders. Paved patio area with built-in barbeque. Secure garden affording private al fresco dining and tranquil south facing sun/dining terrace.



Location

The popular village of Chippenham is close to the town of Newmarket famous for its horse racing connections. Chippenham is a village and civil parish in Cambridgeshire, England, part of East Cambridgeshire district around 4 miles north-east of Newmarket and 10 miles north-east of Cambridge.

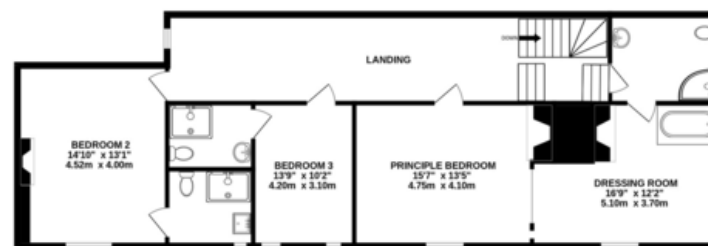




GROUND FLOOR
2494 sq.ft. (231.7 sq.m.) approx.

TOTAL FLOOR AREA : 3688 sq.ft. (342.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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1ST FLOOR
1194 sq.ft. (110.9 sq.m.) approx.



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