



High Street, Chippenham, CB7 5PP

CHEFFINS

High Street

Chippenham,
CB7 5PP

- Available: 23/04/2025
- Enclosed rear garden
- Council Tax Band: F
- EPC: E

Detached centrally located house. Accommodation comprises entrance hall, kitchen, three reception rooms, cloakroom, four bedrooms (en-suite to master), family bathroom, separate wc, large enclosed garden, driveway parking and single garage. Pet considered. Available: 23/04/2025. Minimum 6 month term. Deposit: £2,423. Holding deposit: £484. Council tax band: F. EPC: E. Built in 1973. As this property is Diocesan owned, the tenancy will be subject to relevant ministerial clauses relating to notices.

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£2,100 PCM





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

with under stair storage cupboard.

KITCHEN

with cooker, extractor, plumbing for washing machine and dishwasher, doors to the garage and to the garden.

DINING ROOM

with Parquet flooring.

LIVING ROOM

with open fireplace and door to the rear garden.

STUDY

with shelving.

CLOAKROOM

with WC and hand basin.

LANDING

with cupboard housing the hot water cylinder.

BEDROOM

EN-SUITE

with WC, hand basin and shower cubicle.

BEDROOM

with built in wardrobe and wash basin.

BEDROOM

BEDROOM

with built in storage.

BATHROOM

with WC, hand basin, bath and shower cubicle.

CLOAKROOM

with WC and hand basin.

OUTSIDE

enclosed rear garden with patio area, single garage with personnel doors to the kitchen and garden, two sheds and extensive driveway.

PROPERTY SPECIFIC INFORMATION

As this property is Diocesan owned, the tenancy will be subject to relevant ministerial clauses relating to notices.

LETTING AGENTS NOTES

For more information on this property please refer to the Material Information brochure on our Website.

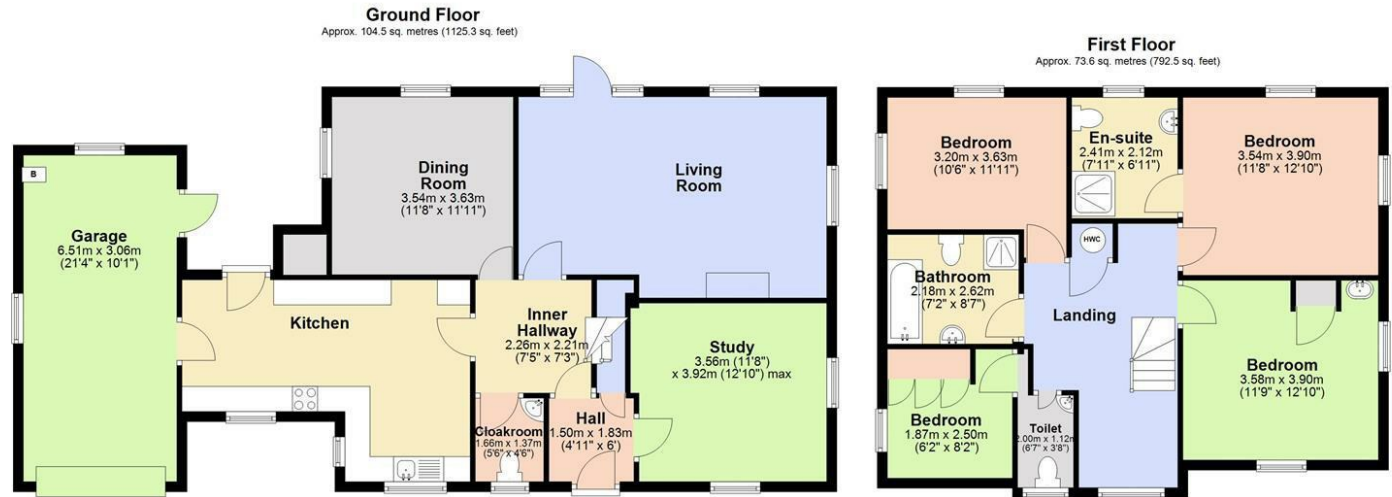






Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		78
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Total area: approx. 178.2 sq. metres (1917.9 sq. feet)

Agents note:

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

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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.

