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High Street, Chippenham, CB7 5PP

CHEFFINS

## High Street

Chippenham,  
CB7 5PP

- Minimum 12 Month Tenancy
- 5 Bedrooms
- 3 Reception Rooms
- Kitchen / Breakfast Room
- Utility Room
- 3 Bathrooms
- Cellar
- Large Gardens – Lawn Maintenance Included

A substantial 5 bedroom detached period house standing in a rural setting within large gardens, and retaining many original features. The property offers 5 bedrooms, 3 reception rooms, 3 bathrooms and a cellar. Further benefits include oil fired central heating, feature fireplaces, large gardens and parking for several vehicles. To fully appreciate the stunning setting and impressive accommodation an early viewing is recommended. EPC: E, Council Tax Band: G. AVAILABLE NOW

 5  3  3

**£2,600 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 PORCH**

with door leading into reception hall, windows to either side.

**RECEPTION HALL**

a grand reception hall with tiled floor, part panelled walls, radiator, wood burning stove, stairs to first floor.

**SITTING ROOM**

18'9" x 14'11"

with wood flooring, doors to rear garden, feature fireplace with wood surround, 2 radiators.

**DINING ROOM**

19'1" x 14'11"

with wood flooring, doors to rear garden, 2 radiators.

**KITCHEN**

15'2" x 11'3"

with range of base and eye level units, stainless sink and drainer with mixer tap, part tiled walls, worktops, freestanding fridge, 5-ring range oven, central island with wine rack and storage, pan rack, brick flooring.

**REAR LOBBY****UTILITY ROOM**

13'10" x 10'5"

with Butler sink and taps, shelving, washing machine, tumble drier, freestanding under counter freezer, door to garden, brick flooring.

**LIBRARY**

14'9" x 10'7"

with wood flooring, feature fireplace with hearth and surround, range of shelving and storage cupboard, radiator, window to front.

**CUPBOARD**

storage cupboard for coats and shoes/boots.

**SHOWER ROOM**

9'5" x 8'11"

with low level wc., enclosed shower cubicle, pedestal handbasin, storage cupboard, window to side.

**CELLAR**

the cellar is divided into 4 sections and provides flexible storage.

**FIRST FLOOR****LANDING**

with storage cupboards (2 separate staircases to ground floor).

**BEDROOM 1**

14'11" x 14'6"

with window to side aspect, radiator, leading to bedroom 5/dressing room.

**BEDROOM 2**

14'11" x 14'2"

with handbasin, window to side aspect, radiator.

**BEDROOM 3**

14'10" x 10'11"

with fireplace, shelving, radiator, window to front, steps down to shower room.

**BEDROOM 4**

10'6" x 9'3"

with fireplace, shelving, window to side aspect, radiator.

**BEDROOM 5/DRESSING ROOM**

9'1" x 6'3"

with fitted cupboard, window to front aspect.

**FAMILY BATHROOM**

with panelled bath with handheld shower attachment, low level wc, handbasin, window to side.

**SHOWER ROOM**

with shower cubicle, low level wc, handbasin, window to side, heated towel rail, storage cupboard.

**OUTSIDE**

The property is situated at the end of a no through road and is approached by a gravel driveway with parking for several vehicles.

REAR GARDENS predominantly laid to lawn with mature hedge and tree borders.

**LETTING AGENTS NOTES**

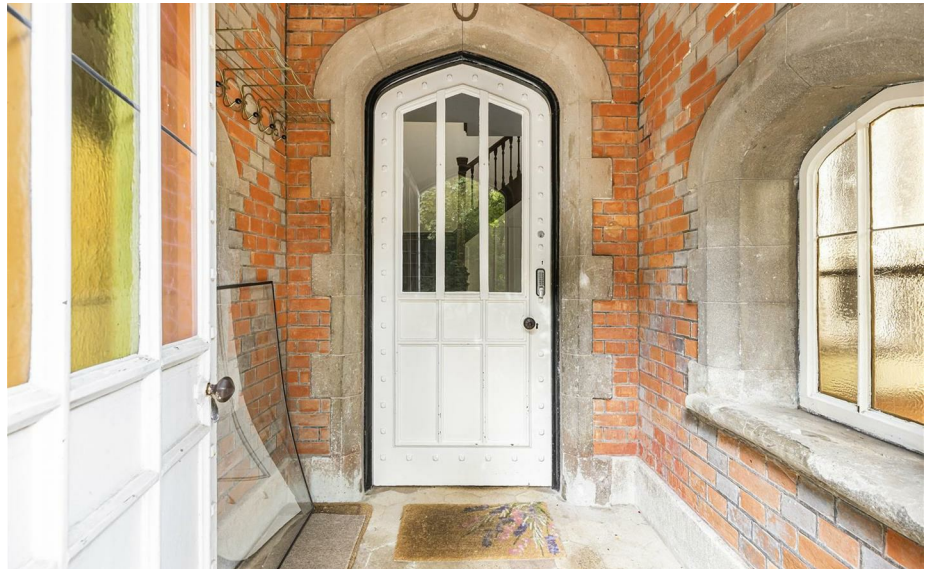
Deposit - £3000.00

Holding Deposit - £600.00

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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>67</b>
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>37</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



£2,600 PCM  
 Tenure -  
 Council Tax Band - G  
 Local Authority - East Cambs



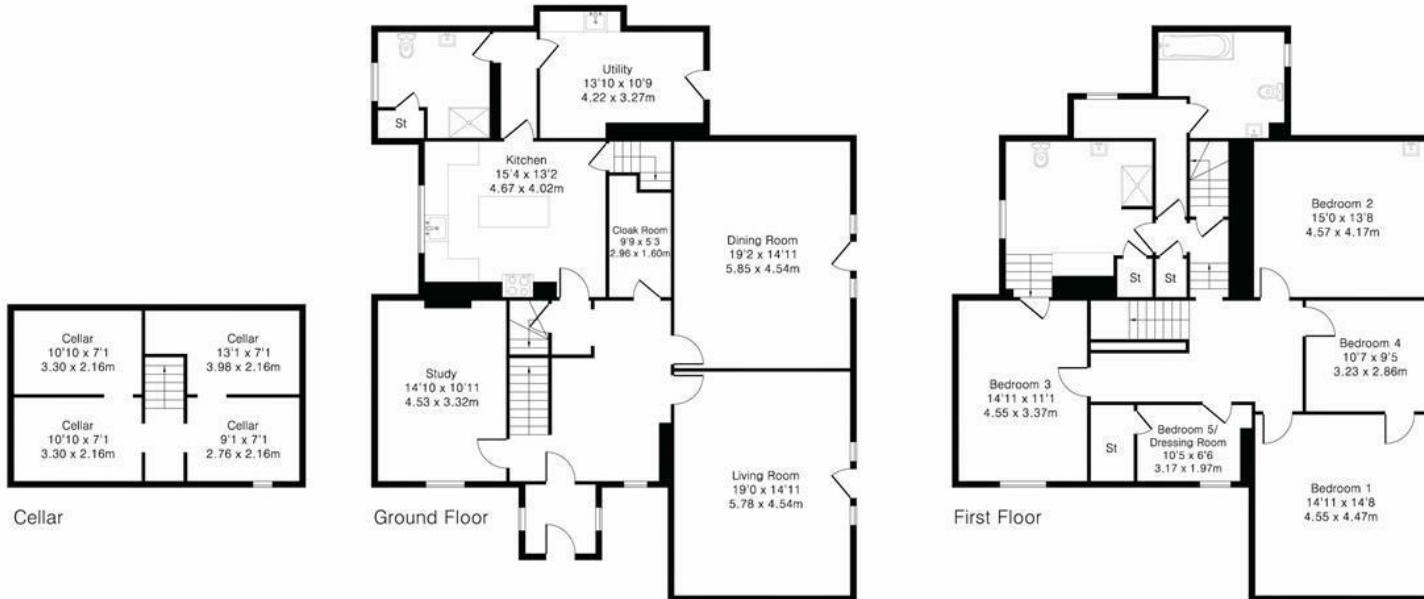


**Approximate Gross Internal Area 3254 sq ft - 302 sq m**

Cellar Area 349 sq ft – 32 sq m

Ground Floor Area 1542 sq ft – 143 sq m

First Floor Area 1363 sq ft – 127 sq m



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 as defined by RICS code of measuring practise. No guarantee is given on 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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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.