



Tharp Way, Chippenham CB7 5QG

Guide Price £315,000

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This beautifully refurbished and immaculately presented three-bedroom semi-detached home is nestled in a peaceful setting within this charming and sought-after village.

The spacious interior features an entrance hall, an open-plan living and dining area, a modern kitchen, a utility room with a cloakroom, three well-proportioned bedrooms, and a family bathroom.

The property occupies a generous plot with a long rear garden that enjoys open views over fields. Additional highlights include a detached garage, a versatile outbuilding with electricity, and ample off-road parking.

Chippenham offers a peaceful rural lifestyle with easy access to Cambridge, Newmarket, and Ely. This charming village combines scenic countryside with strong community ties and excellent transport links.

Offered in exceptional condition and with no onward chain, early viewing is highly recommended.

Entrance Hall

Spacious entrance hall with doors leading living/dining room. Radiator. Window overlooking rear aspect. Stairs to first floor.

Kitchen

Modern kitchen with a range of matching eye and base level cupboards with composite work top over. Stainless steel sink and drainer with mixer tap over. Integrated electric double oven. Inset electric hob with extractor over. Space for undercounter appliances. Window overlooking rear aspect. Door leading to living/dining room. Half glazed door to rear lobby.

Living/Dining Room

Spacious living/dining room with dual windows overlooking front aspect. Dual radiators. Built-in storage cupboard. Doors to entrance hall and kitchen.

Utility

Landing

Generous landing with doors leading to all bedrooms and bathroom. Stairs to ground floor.

Bedroom 1

Spacious double room with built-in

cupboard. Window overlooking front aspect. Radiator. Door to landing.

Bedroom 2

Generous bedroom with built-in cupboard. Window overlooking front aspect. Radiator. Door to landing.

Bedroom 3

Good size room with window overlooking rear aspect. Door to landing.

Bathroom

Modern bathroom with white suite comprising low level W.C. with hidden cistern, inset hand basin with mixer tap over and built-in storage under and panelled bath with wall mounted shower over and bi-folding glass screen. Attractive marble effect panelling to wet areas. Obscured window.

Outside - Front

Lawned area with gravel and shrub borders. Hard standing path leading to half glazed front door and rear garden. Driveway providing ample off road parking.

Outside - Rear

Expansive rear garden mainly laid to lawn with views over surrounding countryside. Hard standing central

pathway. Patio area to rear. Large timber outbuilding.

PROPERTY INFORMATION

Maintenance fee - n/a

EPC -

Tenure - Freehold

Council Tax Band - B (East Cambs)

Property Type - Semi-Detached House

Property Construction – Please note that this property is of non-standard construction (PRC), but it has been enhanced with the addition of brick cladding.

Number & Types of Room – Please refer to the floorplan

Square Meters -

Parking – Off Road

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Oil

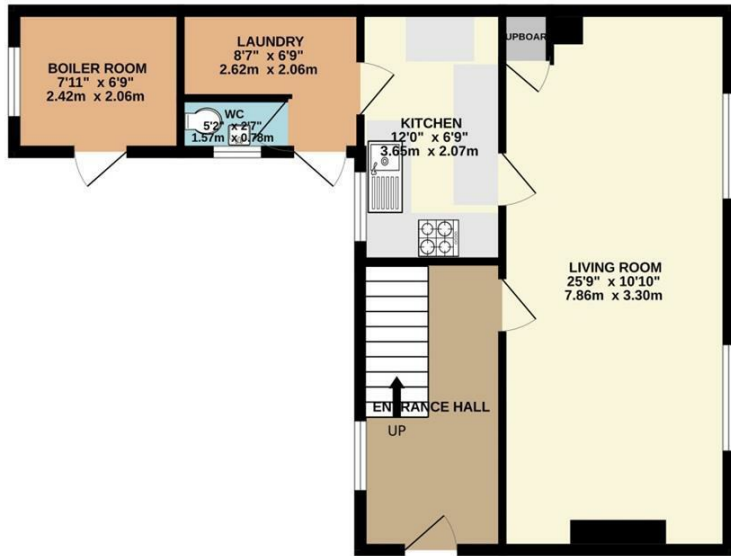
Broadband Connected - tbc

Broadband Type – Ultrafast available, 1000Mbps download, 1000Mbps upload
Mobile Signal/Coverage – Ofcom advise likely on all networks.

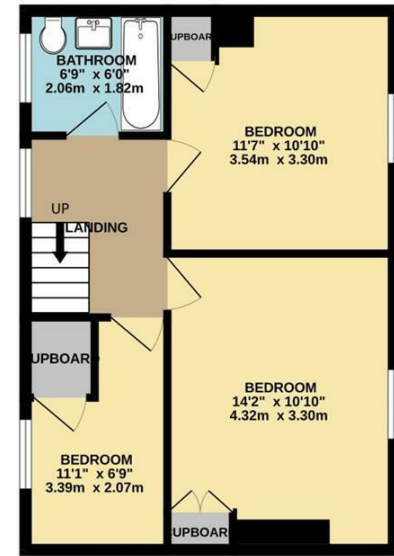
Rights of Way, Easements, Covenants – None that the vendor is aware of



GROUND FLOOR
558 sq.ft. (51.9 sq.m.) approx.

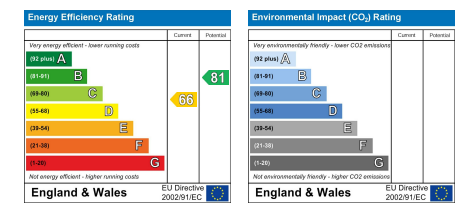
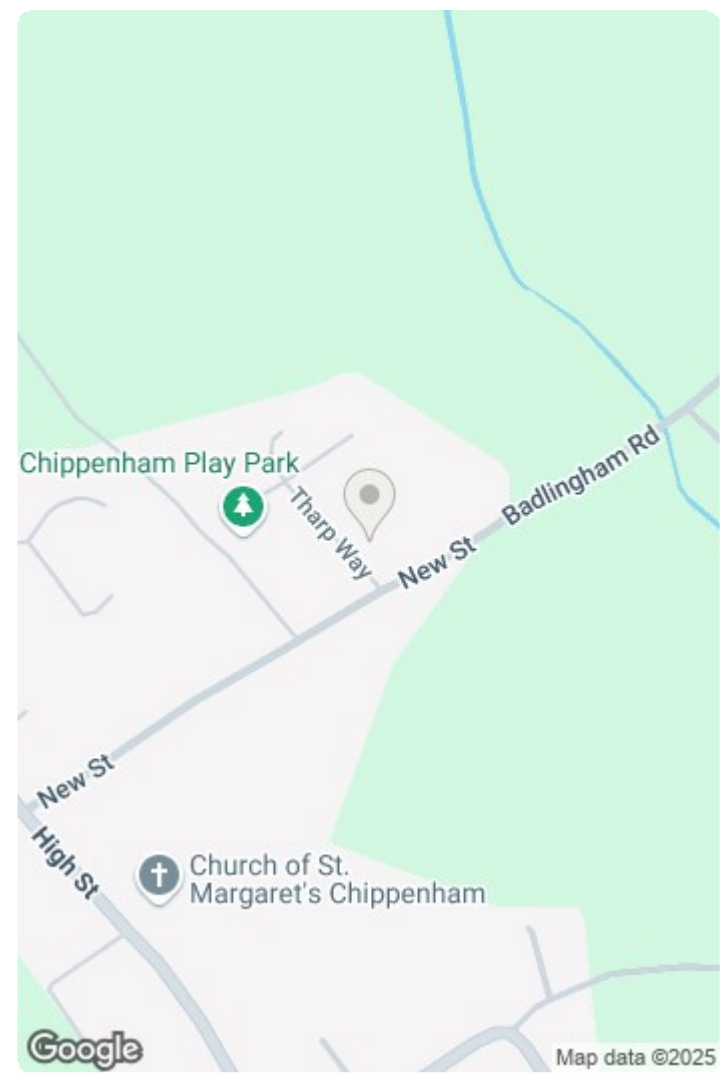


1ST FLOOR
446 sq.ft. (41.4 sq.m.) approx.



3 THARP WAY

TOTAL FLOOR AREA: 1004 sq.ft. (93.3 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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