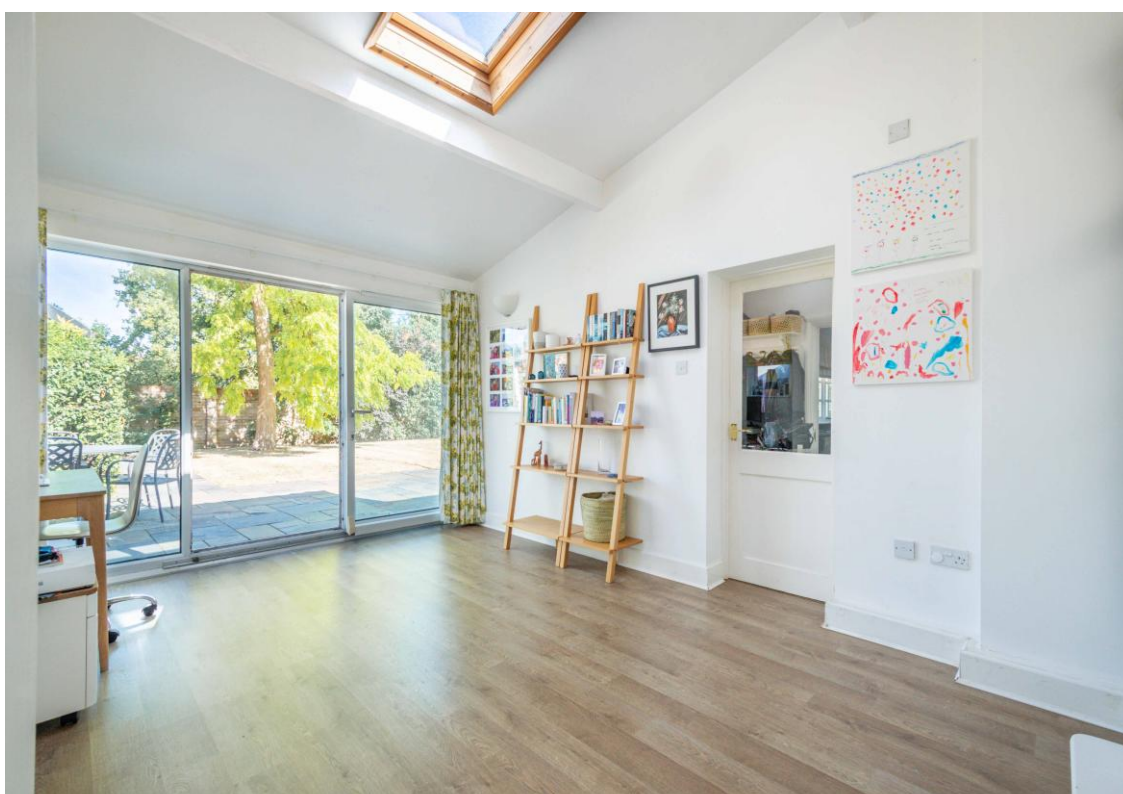




**Red House, 11 New Street
Chippenham, Cambridgeshire**

**DAVID
BURR**



Red House, 11 New Street, Chippenham, Ely, Cambridgeshire, CB7 5QF

Chippenham is a much sought after village situated 5 miles north of Newmarket and 19 miles east of central Cambridge. It is home to a number of picturesque and individual buildings which include a 13th Century church, a Georgian period school house and a row of artisans' cottages. The thriving and lively community enjoys many social and sporting activities and has excellent cricket grounds, tennis courts and bowls club. The village is also home to a farm shop that specializes in local produce and offers al fresco dining with stunning countryside views.

A substantial and characterful 2,800 sq ft detached property with a self contained annexe situated in a sought after village. The property offers a versatile layout with a blend of original period features and modern finishes, including exposed beams, Inglenook fireplaces, and a bespoke Shaker-style kitchen. The accommodation includes multiple reception rooms, a self-contained annexe, and well-maintained gardens, making it ideal for family living and entertaining.

A substantial and characterful five-bedroom detached home of approx. 2,800 sq. ft., combining period features with modern finishes in a sought after village.

Ground Floor

SNUG A charming second reception room featuring an Inglenook fireplace with wood burner, exposed ceiling beams, and access to a small cellar. This cosy space offers a warm and characterful area ideal for relaxing or entertaining.

SITTING ROOM One of the oldest parts of the home, this spacious room features front-facing views, original ceiling beams, and a large fireplace with a wood burner.

PLAYROOM Flexible space off the sitting room, suitable for use as a home office, study, or playroom. Stairs rise to the first floor.

KITCHEN/BREAKFAST ROOM A standout space with French stone flooring and high ceilings that let in plenty of light via Velux windows. Fitted with bespoke Shaker-style units, granite worktops, a double butler sink, central island with breakfast bar, and integrated appliances including fridge, freezer, dishwasher, with space for a Rangemaster cooker and wine cooler. Overlooks the rear garden.

DINING ROOM Open plan to the kitchen, with exposed beams and double doors opening onto the garden terrace.

UTILITY ROOM Includes fitted units, a butler sink, and space for a washing machine and additional appliances.

CLOAKROOM Fitted with a WC and wash basin.

REAR LOBBY Positioned off the kitchen, providing additional storage and external access to the garden.

GARDEN ROOM A bright, generously sized room with sliding doors to the garden. Ideal as an extra sitting area, home office, or family room.

BEDROOM 5 Converted from the former garage and now a self-contained annexe with private access, built-in wardrobes, and a modern En Suite with WC, basin, and shower.

First Floor

LANDING A long hallway with exposed beams and access to all bedrooms, with staircases at each end and built-in airing cupboards.

MASTER BEDROOM Rear-facing double with views over the garden and paddocks. Includes built-in wardrobes and a modern En Suite with WC, twin sinks, and a large walk-in shower.

BEDROOM 2 Spacious double bedroom to the front with exposed beams and two large fitted wardrobes.

BEDROOM 3 Dual-aspect double bedroom with front views, exposed timbers, and built-in wardrobes.

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BEDROOM 4 A front-facing bedroom flooded with natural light.

BATHROOM Generously sized family bathroom with WC, double sinks, panelled bath with shower attachment, tiled surround, and a large storage cupboard. Rear-facing window.

Outside

To the front of the property, there is a separate access to the annex, with an off-road parking space directly in front.

The rear garden is mainly laid to lawn with mature, well-stocked borders and is enclosed by an attractive stone and flint wall, offering excellent privacy. A generous slate terrace provides an ideal space for outdoor dining and entertaining. Additional features include gated side access, a storage shed, and a detached timber-framed outbuilding with a peg tile roof. Fully insulated and powered, this versatile space is perfect for use as a home office, gym, or garden room.

Material Information

SERVICES Oil fired central heating to radiators. Mains water. Mains drainage. Mains electricity connected. NOTE: None of these services have been tested by the agent.

LOCAL AUTHORITY East Cambridgeshire District Council

COUNCIL TAX BAND F. (£3,374.84 per annum)

EPC TBC

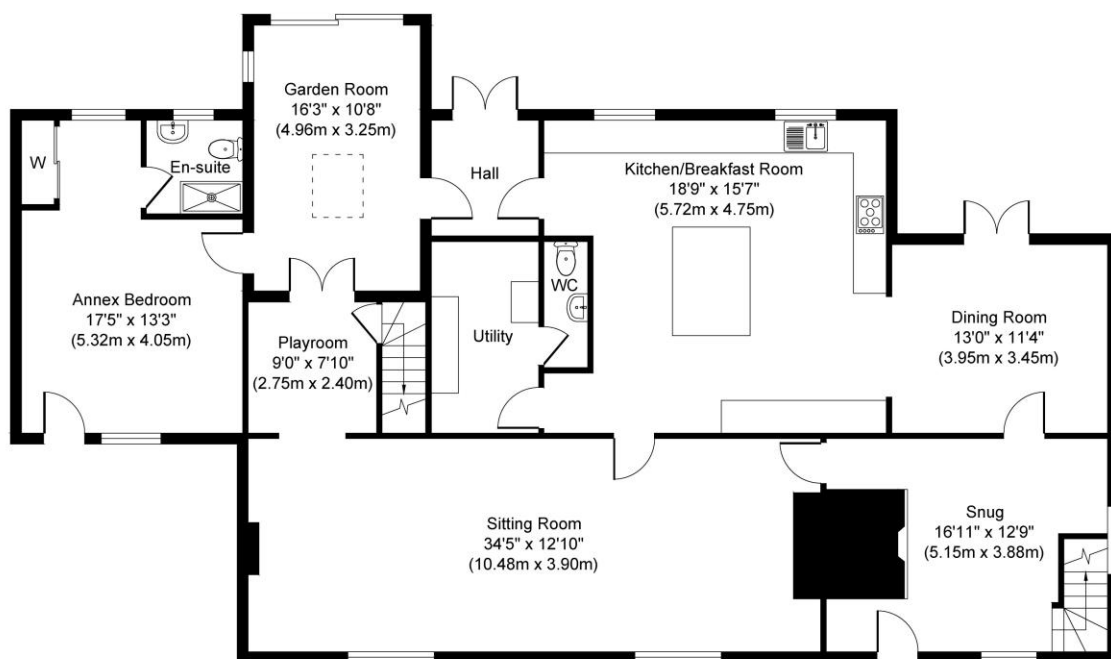
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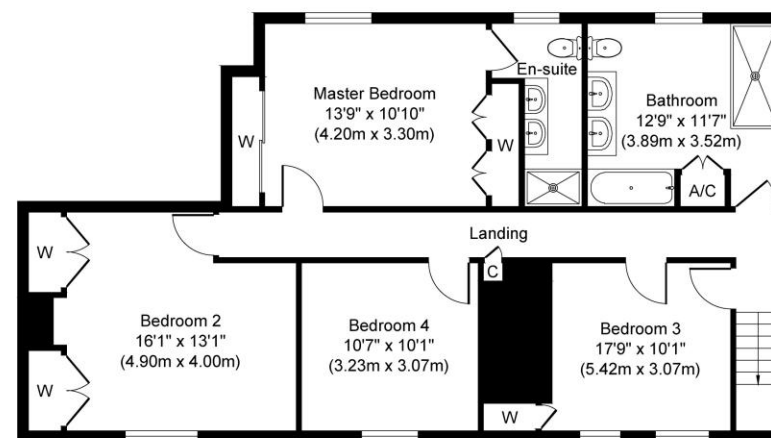
VIEWING Strictly by prior appointment only through DAVID BURR.

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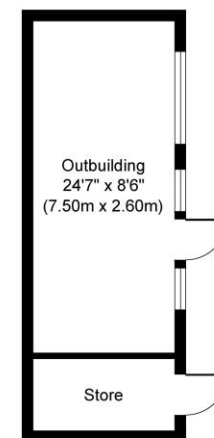




Ground Floor
Approximate Floor Area
1863 sq. ft
(173.09 sq. m)



First Floor
Approximate Floor Area
958 sq. ft
(88.99 sq. m)



Outbuilding
Approximate Floor Area
210 sq. ft
(19.50 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



