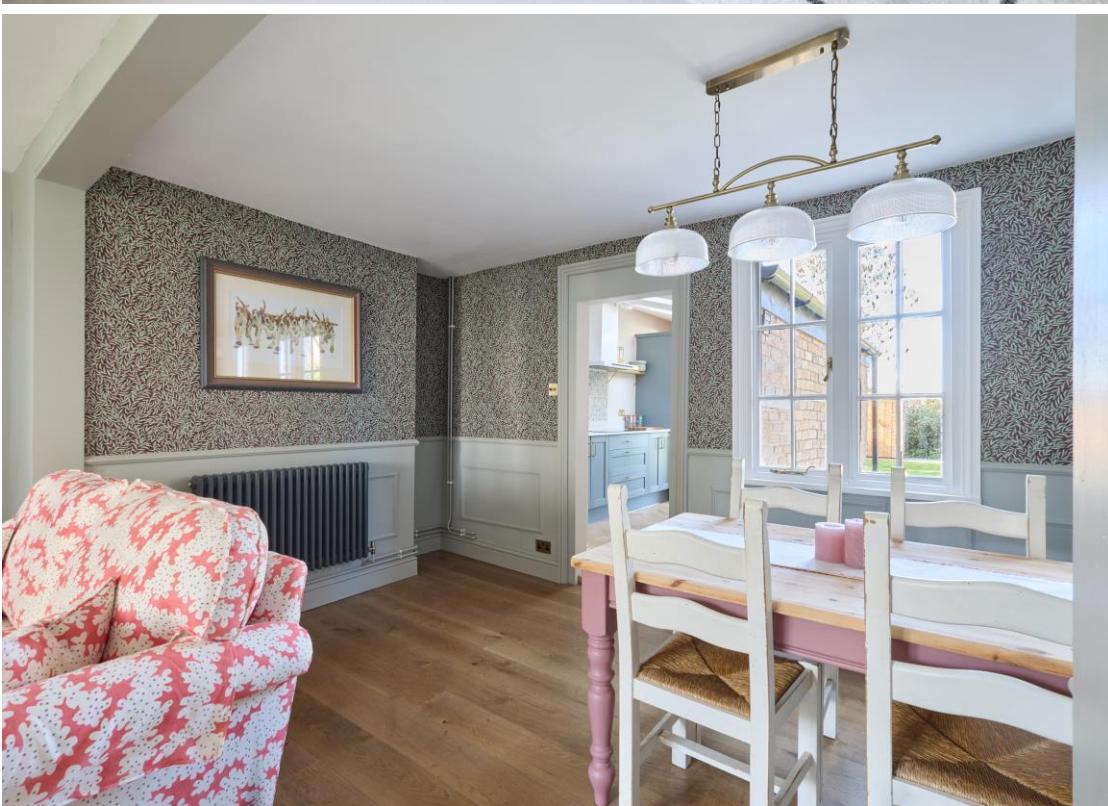




27 New Street,  
Chippenham

DAVID  
BURR



# 27 New Street, Chippenham, 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.

This attractive Victorian cottage is situated in a quiet location in a sought-after village convenient for local amenities. The property has been extensively renovated to an exceptional standard, creating a stylish and comfortable home that benefits from a delightful, landscaped, west-facing garden. It is finished throughout with high-specification fixtures and fittings.

## A beautifully presented Victorian cottage situated in a sought-after village location, with landscaped garden.

### Ground Floor

**ENTRANCE HALL** Entrance into the lobby with stairs rising to the first floor.

**SITTING ROOM** A lovely, light room featuring an attractive wood-burning stove with stone surround, decorative radiator, and outlook to the front. Open-plan through to the:

**DINING ROOM** With built-in shelving, cupboard under the stairs, Lucie Annabel wallpaper inspired by William Morris, engineered wood flooring, and outlook to the rear.

**KITCHEN** Stylishly fitted with a range of units under quartz worktops, featuring a Balterley sink and brass boiling water tap. Appliances include a Neff oven, an induction hob, Bosch fridge/freezer, and integrated dishwasher. Finished with herringbone engineered wood flooring and a door leading to the rear.

### First Floor

Landing leads to:

**BEDROOM 1** Featuring a double wardrobe and outlook to the front.

**BEDROOM 2** With an airing cupboard and outlook to the rear.

**BATHROOM** Tastefully fitted with a white BC Designs Victorian-style suite comprising WC, wash basin, rolled bath with ball and claw feet, and shower over. Includes a heated towel rail and Quorn stone tiles.

### Outside

The property sits behind a pretty front garden, with on-street parking available to the front. A gravel pathway leads to the rear garden, which has been expertly designed and landscaped with a south-westerly aspect.

An expansive dining terrace by Mandarin stone, ideal for alfresco entertaining, features external lighting and leads to a further pergola seating area with porcelain decorative tiles. This opens onto the lawn, which is flanked by mature beds, borders, trees and shrubs. At the far end of the garden, there is an additional seating area laid with porcelain stone-effect tiles, enclosed by a willow weave fence.

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**NOTE** As is common with period cottages the neighbour enjoys a right of access through the garden.

**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** B. (£1,817.22 per annum)

**EPC** E.

**TENURE** Freehold.

**CONSTRUCTION TYPE** Traditional brick construction under tiled roof.

**COMMUNICATION SERVICES** (source Ofcom) Broadband: Yes. Speed: Up to 172 mbps download, up to 23 mbps upload.

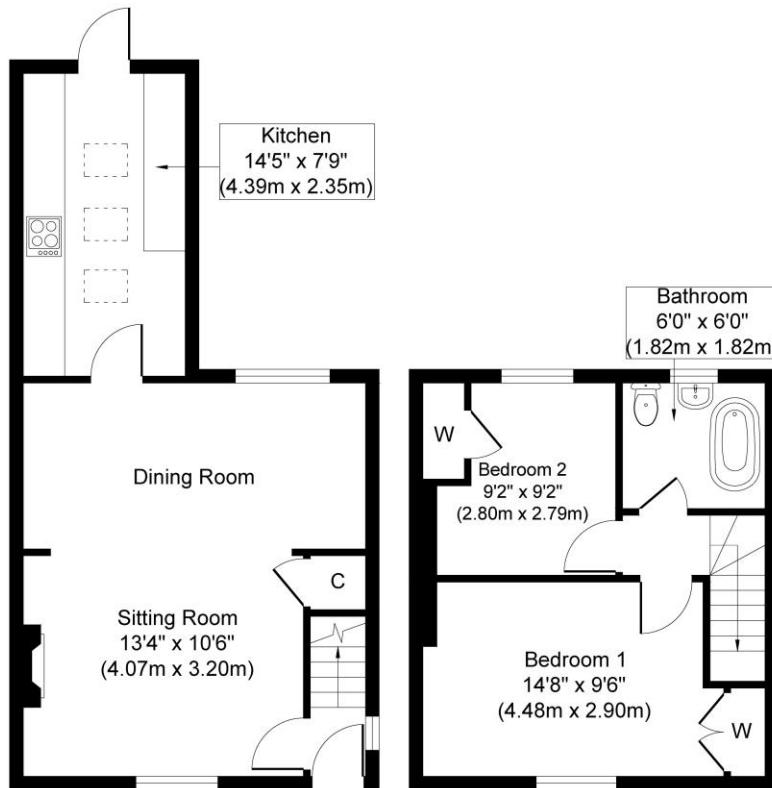
Phone Signal: Yes. Provider: Coverage is likely with all providers.

**WHAT3WORDS** playful.conceals.fresh

**VIEWING** Strictly by prior appointment only through DAVID BURR.

**NOTICE** Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.





**First Floor**

**Approximate Floor Area**  
**305 sq. ft**  
**(28.37 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.

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