



High Street, Chippenham, CB7 5PR

**CHEFFINS**

## High Street

Chippenham,  
CB7 5PR

4 1 2

Guide Price £415,000

- End Terrace Barn Conversion
- 4 Bedrooms
- Well Equipped Fitted Kitchen
- Excellent Presentation
- Exceptional Character
- Attractive Cottage Style Garden
- Garage & Parking

A superbly presented end of terrace barn conversion attractively situated close to the edge of the village. The property offers exceptional CHARACTER and benefits from a well equipped stylish fitted kitchen, a separate UTILITY room and a ground floor cloakroom. Additional features include 4 BEDROOMS and a bathroom on the first floor, a delightful landscaped courtyard GARDEN, a GARAGE and off-road parking. Viewing Essential.





## 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 part glazed entrance door, stairs leading to first floor, understair storage cupboard.

## CLOAKROOM

with a low level WC, pedestal hand basin, granite splashbacks.

## KITCHEN/BREAKFAST ROOM

with granite worktops and upstands, integrated sink with mixer tap, range of oak faced fitted base and wall mounted units with integral lighting, space for freestanding double Range (available by separate negotiations) with glass splashbacks and a stainless and glass extractor hood, integrated dishwasher, cupboard housing oil fired central heating boiler, tiled flooring, moveable island with granite tops.

## SITTING ROOM

with engineered wood flooring.

## UTILITY ROOM

with granite faced worktops and upstands, 1.5 bowl ceramic sink with mixer tap, fitted base units, space and plumbing for washing machine and space for tumble dryer, engineered wood floor, pantry cupboard, half glazed stable door leading to outside.

## FIRST FLOOR

### LANDING

with airing cupboard with cylinder immersion, access to roof space.

### BEDROOM 1

with triple built-in wardrobe with sliding doors.

### BEDROOM 2

### BEDROOM 3

### BEDROOM 4

## FAMILY BATHROOM

with bath with mixer tap and shower over, hand basin with mixer tap and cupboard storage, concealed cistern low level WC, tiled flooring, part tiled walls.

## OUTSIDE

To the front of the property is a hard standing area.

To the rear of the property is an enclosed cottage style courtyard garden landscaped with timber decking and pergola, a wealth of established trees and shrubs, outside lighting and gate to the rear allowing access to a shared area with a parking space and a garage.

## GARAGE

with a metal up and over door to the front, light and power and a pedestrian door to the side (accessible from the garden).

## SALES AGENTS NOTES

Tenure - Freehold

Council Tax Band - C

Property Type - End Terrace Barn Conversion

Property Construction - Brick with Tiled Roof

Number & Types of Room - Please refer to the floorplan

Square Footage - 1011.81

Parking - Garage with 1 Allocated Space and a shared parking area

Utilities / Services

Electric Supply - Mains

Water Supply - Mains

Sewerage - Mains

Heating sources - Oil fired boiler and radiators

Broadband Connected - Yes

Broadband Type - Fibre to the cabinet


Mobile Signal/Coverage - Likely with O2 and Vodafone

Conservation Area - Yes





## Energy Efficiency Rating

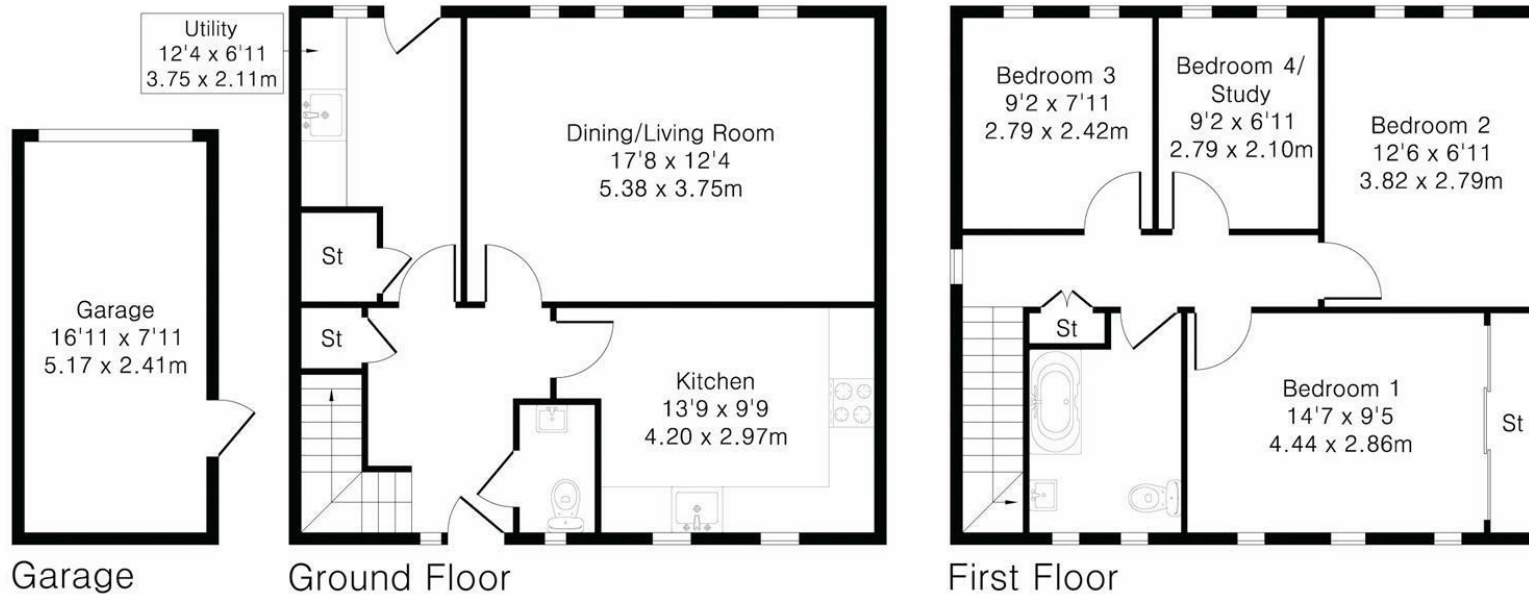
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>49</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



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 Local Authority - East Cambridgeshire



Approximate Gross Internal Area 1108 sq ft – 102 sq m  
 Ground Floor Area 554 sq ft – 51 sq m  
 First Floor Area 554 sq ft – 51 sq m  
 Garage Area 134 sq ft – 12 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.