



Tharp Way, Chippenham, CB7 5QG

CHEFFINS

## Tharp Way

Chippenham,  
CB7 5QG

- Individual Detached House
- 3 Bedrooms - 1 Ensuite
- Wrap Around Garden
- Garage & Driveway
- NO ONWARD CHAIN

An individual 3 bedroom detached character home situated in a popular residential development in a sought after Cambridgeshire village. The property is offered with NO CHAIN and benefits from a large living/dining room, a ground floor bathroom and a generous conservatory. Features include 3 bedrooms and an ensuite shower room on the first floor, a detached garage and off-road parking and enclosed gardens on three sides.

3 2 2



Guide Price £295,000



## 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 a part glazed entrance door, stairs leading to the first floor, under stairs cupboard, airing cupboard.

**LIVING/DINING ROOM**

with patio doors leading to the rear garden.

**KITCHEN**

with a range of fitted base and wall mounted units, inset stainless steel sink and drainer, freestanding Rangemaster electric oven with extractor hood over, breakfast bar, pair of doors leading to the conservatory,

**BATHROOM**

with a white suite comprising a bath with shower over, hand basin, low level WC, tiled walls.

**CONSERVATORY**

uPVC double glazed with a door leading out to the garden.

**FIRST FLOOR****LANDING**

with eaves storage cupboards.

**BEDROOM 1****ENSUITE SHOWER ROOM**

with shower cubicle, hand basin, low level WC, eaves storage cupboard.

**BEDROOM 2**

with a built-in cupboard, eaves storage cupboard.

**BEDROOM 3**

with eaves storage cupboard.

**OUTSIDE**

The property is situated in an established residential development conveniently situated to the nearby park and play area.

A small front garden leads to the front entrance door and wrap around gardens to the side and rear is enclosed and laid to lawn with paved patio areas and established shrubs. A pedestrian gate to the rear leads to a driveway and a DETACHED GARAGE with a pair of doors to the front.

**SALES AGENTS NOTES**

Tenure - Freehold

Council Tax Band - C

Property Type - Detached House

Property Construction - Standard Brick

Number & Types of Room - Please refer to the floorplan

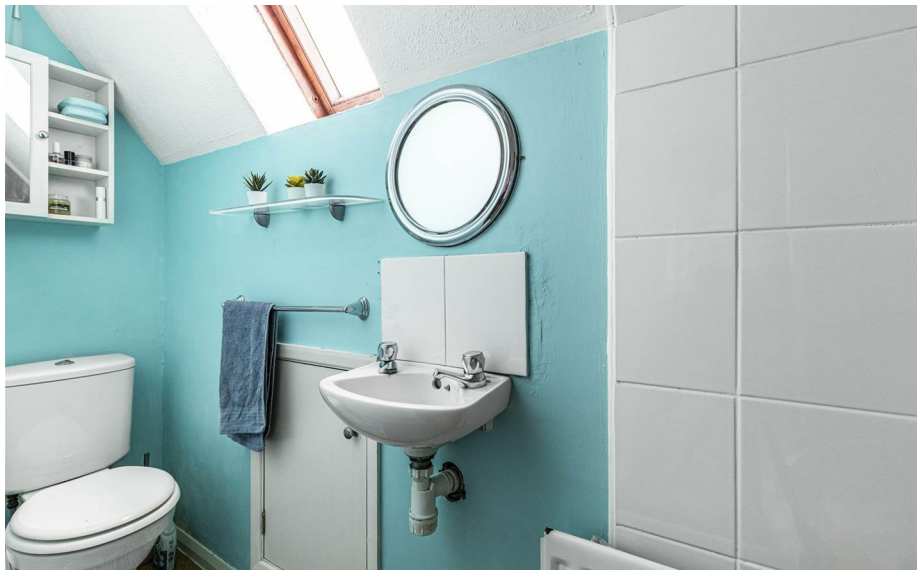
Square Footage - 936.46

Parking - Garage & Driveway

Heating sources - Oil central heating

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>		<b>81</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</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	

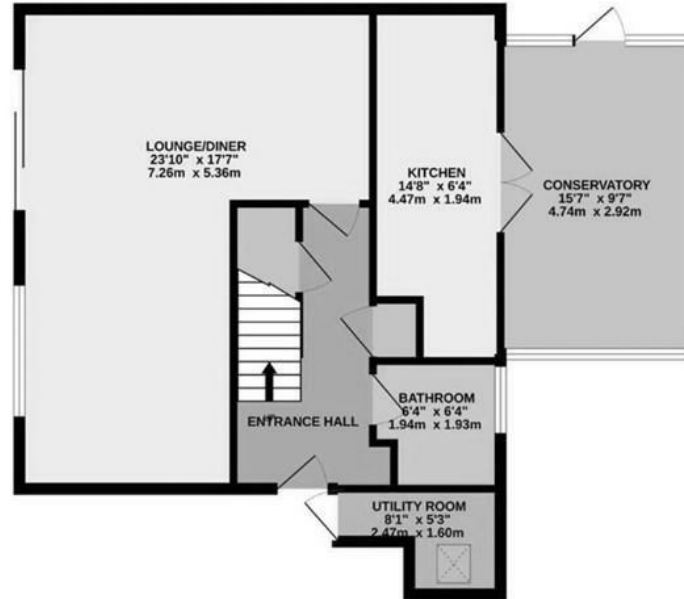


Guide Price £295,000  
 Tenure - Freehold  
 Council Tax Band - C  
 Local Authority - East  
 Cambridgeshire

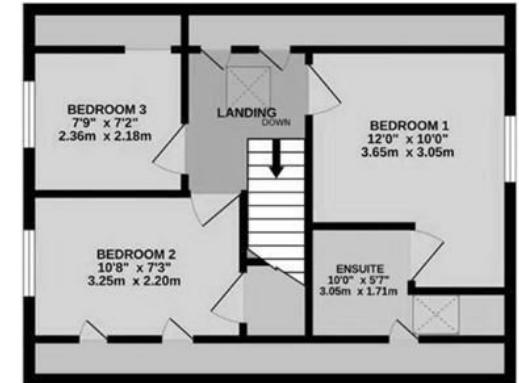




GROUND FLOOR



1ST FLOOR



Black Bear Court High Street, Newmarket, CB8 9AF  
01638 663228 | [newmarket@cheffins.co.uk](mailto:newmarket@cheffins.co.uk) | [cheffins.co.uk](http://cheffins.co.uk)



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.