



Tharp Way, Chippenham, CB7 5QG

**CHEFFINS**



## Tharp Way

Chippenham,  
CB7 5QG

- Ideal First Time Buy/Starter Family Home
- Semi-Detached
- Immaculately Presented
- 3 Bedrooms
- Private Rear Garden
- Off Road Parking
- Outstanding Views
- Potential to extend (Stp)
- NO ONWARD CHAIN

An immaculate semi-detached three bedroom home, ideal as a first time buy, superbly tucked away at the end of a modern cul-de-sac with superb views over farmland within the highly sought after village of Chippenham, just a few miles from Newmarket. The property benefits from well-presented accommodation throughout and comprises an entrance porch, living room, a well-equipped kitchen, three bedrooms and a bathroom to the first floor. Complete with a rather lovely private and low maintenance rear garden backing onto farmland with and driveway with ample off road parking to the front.

3 1 1

**Guide Price £265,000**







## 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 engineered oak flooring and cupboard under the stairs for storage, door to;

**LIVING ROOM**

14'9" x 13'10"

with engineered oak flooring and stairs leading to first floor.

**KITCHEN**

14'7" x 7'10"

with tiled flooring, fitted cabinets, integrated under counter electric oven, hob and extractor hood, space for fridge/freezer, space and plumbing for washing machine and dishwasher, space and air vent for tumble dryer and door to rear garden.

**BEDROOM 1**

11'3" x 8'2"

A double bedroom with fitted mirrored closets, window to the front aspect.

**BEDROOM 2**

10'9" x 8'2"

A double bedroom with fitted mirrored closet, window to the rear overlooking open farmland.

**BEDROOM 3**

6'3" x 6'2"

with a window to the rear overlooking open farmland.

**BATHROOM**

with a low level WC, hand wash basin, bath tub with fully fitted chrome shower over (power pump under), heated towel rail and airing cupboard for storage.

**OUTSIDE**

To the front of the property is private parking for at least two vehicles, accessed via a shared driveway and all laid to gravel, shrubs and a low shed for storage. There is a gate at the side of the house leading to the enclosed rear garden which is bordered by hedges at the side for privacy and a low fence to the rear giving fantastic views over open countryside. There is a full shed for storage, oil tank and a semi circular patio.

**SALES AGENTS NOTES**

The property is accessed via a shared driveway, which may be subject to shared maintenance costs.

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>		87
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	
(55-68) <b>D</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 £265,000  
 Tenure – Freehold  
 Council Tax Band – B  
 Local Authority – East Cambridgeshire

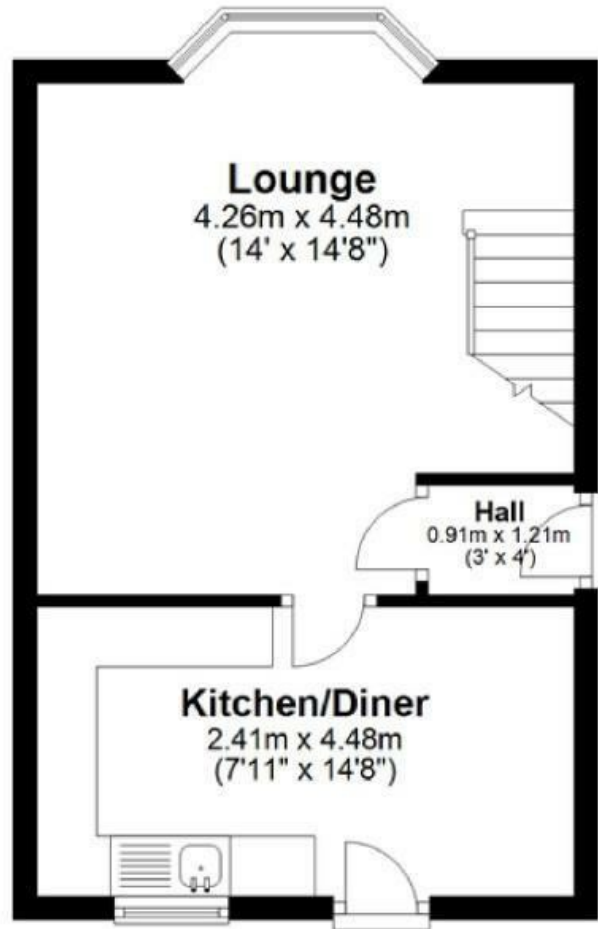




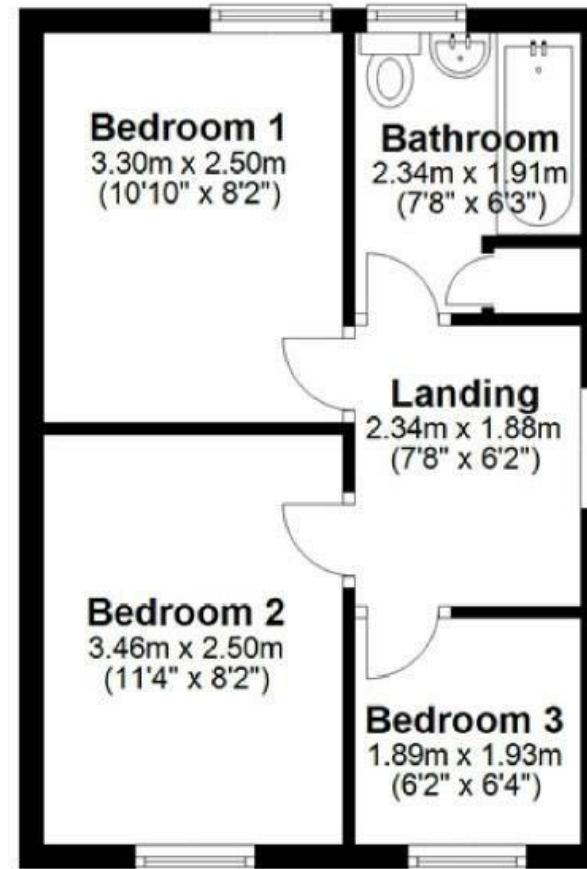




## Ground Floor



## First Floor



Agents Note: Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

For more information on this property please refer to the Material Information Brochure on our website.

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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.

