



# Fieldside

Chippenham  
Cambridgeshire

# FIELD SIDE

## Chippenham

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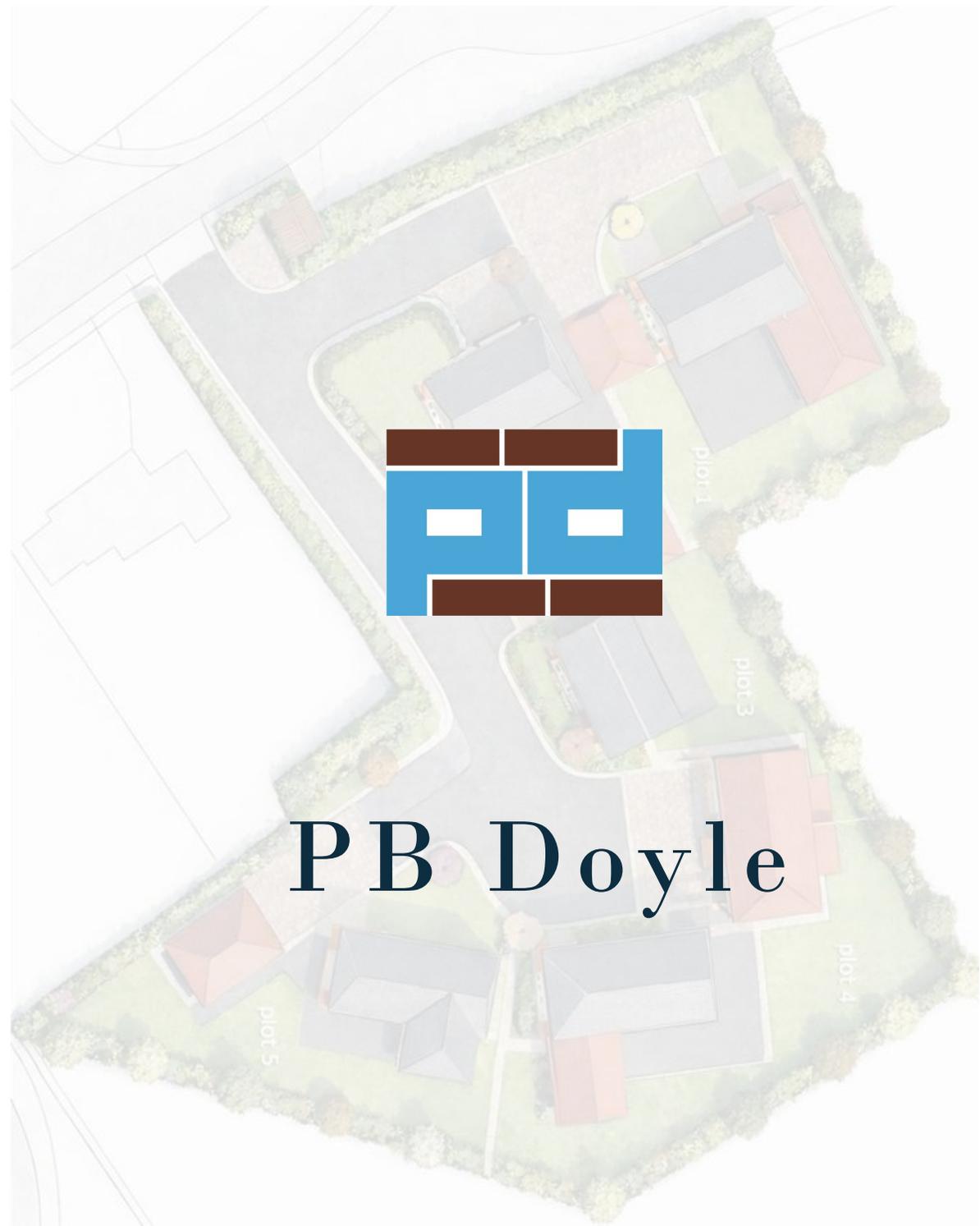
### About Fieldside

Fieldside forms an attractive courtyard-style development of just five fine homes of exceptional quality and style. The properties all offer remarkable flexibility with open-plan kitchen/dining/living areas as well as separate study spaces, generous bedrooms and luxuriously appointed bathrooms and en-suites. The properties benefit from double garages and well-proportioned gardens which all enjoy tranquil and expansive views over surrounding paddock land.

### Location

Chippenham is a charming rural village near Newmarket, with a strong community, traditional pub and historic church.

- Close to Chippenham Fen nature reserve and equestrian facilities
- 4 miles to Newmarket
- 10 miles to Cambridge
- 1 mile to Dullingham Station (direct London links)
- Easy access to A14, A11 & M11



**Price: £745,000**

The Pasture is a detached 4 bedroom property which occupies a prominent position towards the front of the site.

The property features open plan kitchen/dining/family area with attractive high quality laminate flooring. Stylish in-frame shaker-style eye and base level units in an attractive natural pebble finish with contrasting navy island unit. Stunning high quality marble effect quartz work surfaces and upstands with a seamless waterfall design framing the central island unit. Built-in appliances include AEG double oven and combi oven, hob & extractor with Lamona integrated dishwasher, fridge/freezer & wine cooler. Inset sink with chrome mixer tap within the island unit. The space is light and bright thanks to the solar electric Velux roof windows.

The utility room is a seamless extension of the kitchen also with in-frame shaker-style units and quartz work surfaces and upstands with inset 1.5 bowl sink with chrome mixer tap and space for washing machine and tumble dryer underneath.

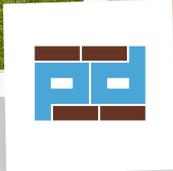
There is an extensive living area which flows through from the kitchen/dining room and enjoys views over the rear garden. A study to the front of the property and a cloakroom complete the ground floor.

To the first floor there are four double bedrooms with en-suite to principal bedroom and further family bathroom. Bathrooms and en-suites have been luxuriously appointed with Porcelanosa tiles, brassware and sanitaryware with Instinct vanity units. Natural stone effect tiles to floor and splash back areas and electric heated towel rails.

Outside, the generous garden is principally laid to lawn with wraparound natural sandstone paving and delightful views over paddocks to the rear.

Please note some images are CGI and are indicative only. Final finishes and specifications may vary.





# Specification

## Internal details including

- Internal solid core Oak doors with satin chrome handles
- Flush casement PVCu windows & French doors
- Aluminium coated bi-folding doors

## Electrical details including

- Electric operated retractable garage doors
- EV charger
- Mitsubishi air source heat pumps & pre-plumbed cylinders.
- Underfloor heating to ground floor with radiators to bedrooms.
- Energy efficient LED lighting
- Solar electric velux roof windows in kitchen/diner





## Key features

- Exclusive development of just 5 homes
- Stunning paddock views
- Fully fitted shaker-style kitchens
- Double garages with EV charging points
- Porcelanosa bathrooms



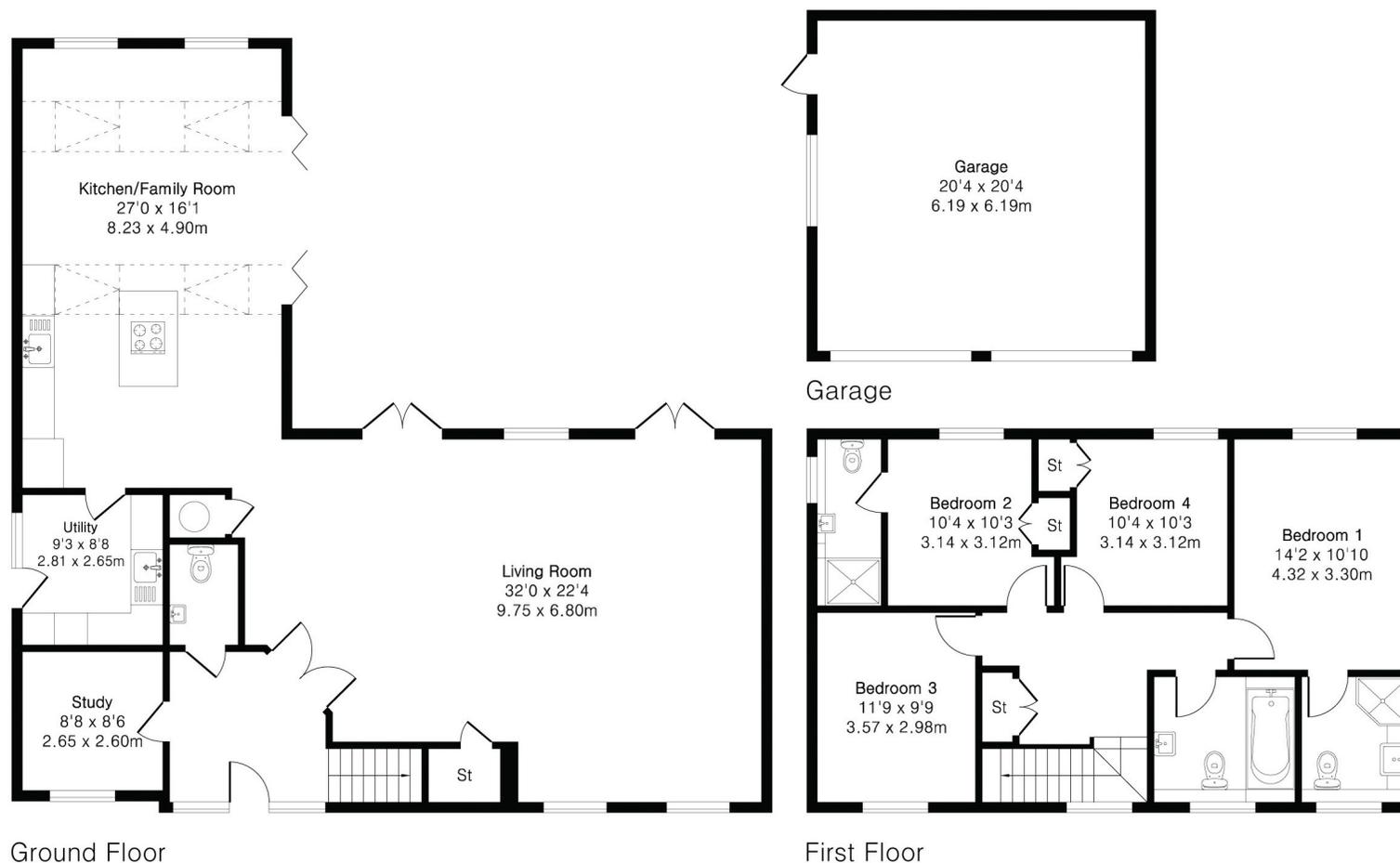
# FLOOR PLAN (PLOTS 1&4)

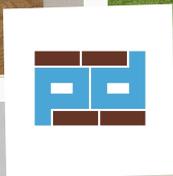
Approximate Gross Internal Area 2219 sq ft—206 sq m

Ground Floor Area 1401 sq ft—130 sq m

First Floor Area 818 sq ft—76 sq m

Garage Area 412 sq ft—38 sq m







For illustrative purposes only

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[pbdoyle.com](http://pbdoyle.com)

**CHEFFINS**

For all enquiries please contact Cheffins

**01638 663228**

[Newmarket@cheffins.co.uk](mailto:Newmarket@cheffins.co.uk)