



Fieldside

Chippenham
Cambridgeshire

FIELD SIDE

Chippenham

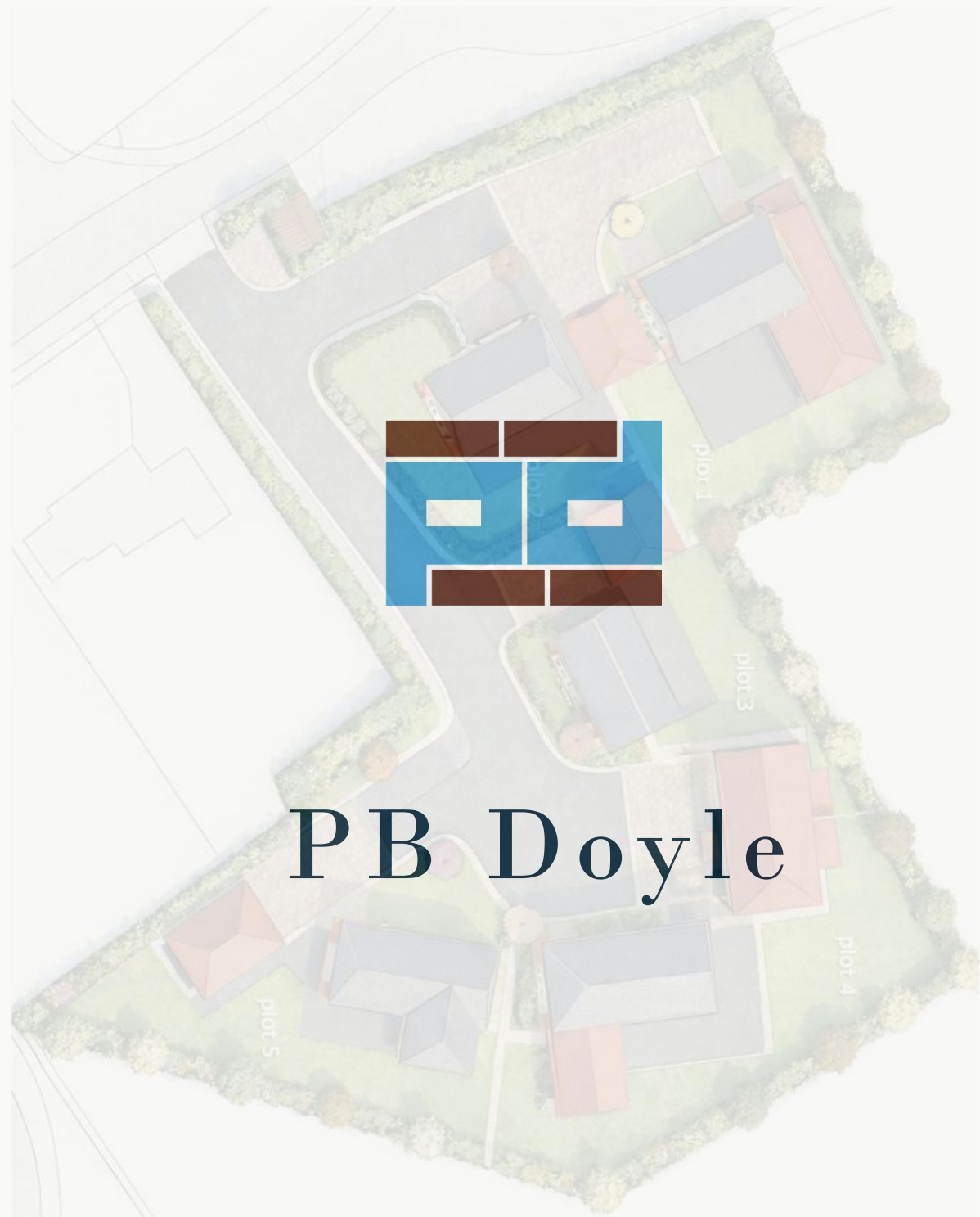
About Fieldside

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: £800,000

The Paddock is a 5 bedroom home and occupies a lovely position tucked away in the far corner of the development.

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 with contrasting island unit. Stunning high quality marble effect quartz work surfaces and upstands with inset 1.5 bowl sink. A seamless waterfall worktop design frames the central island unit. Built-in appliances include AEG double oven and combi oven, hob & extractor with Lamona integrated dishwasher, fridge/freezer & wine cooler. 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.

The generously proportioned living room to the rear of the property boasts two sets of bi-folding doors and looks out over the expansive rear garden and paddocks beyond. There is also a useful study to the front of the property.

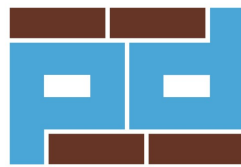
There are two bedrooms on the ground floor with en-suite to bedroom 2 as well as ground floor shower room.

To the first floor there are three generous 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.



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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





Key features

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

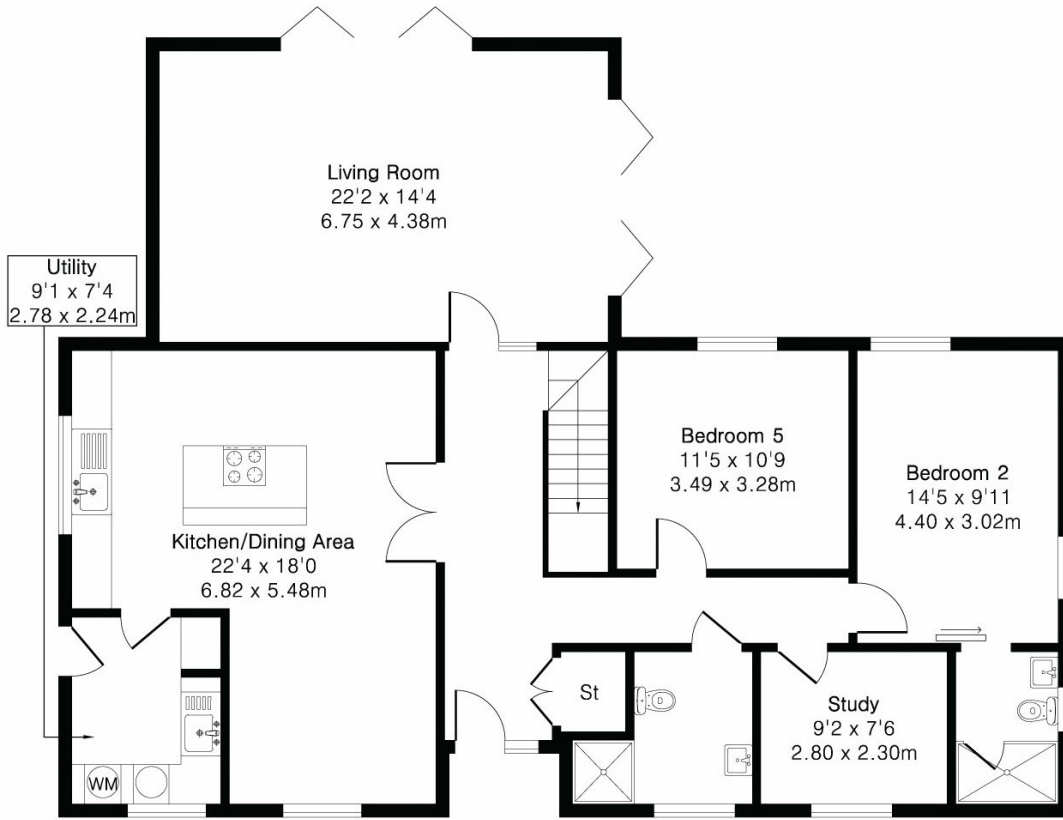


FLOOR PLAN

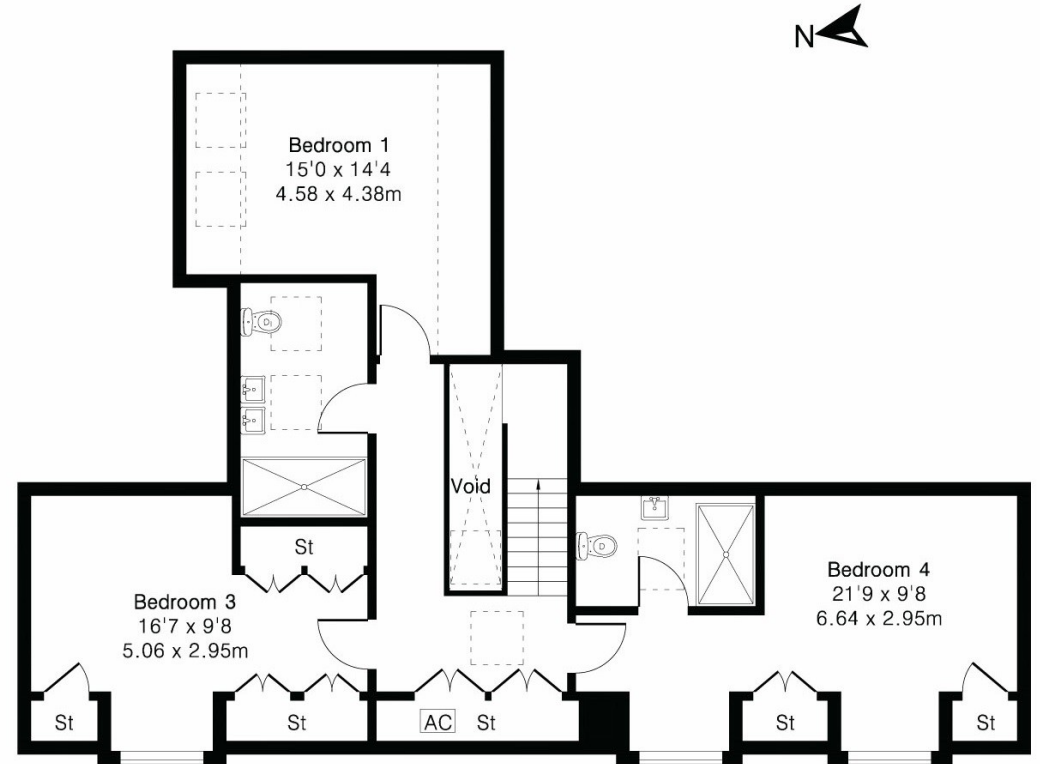
Approximate Gross Internal Area 2307 sq ft–215 sq m

Ground Floor Area 1395 sq ft–130 sq m

First Floor Area 912 sq ft–85 sq m



Ground Floor



First Floor



For illustrative purposes

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