

NEW STREET CHIPPENHAM, CB7 5QF FOR SALE

- POPULAR VILLAGE LOCATION
- 2 DOUBLE BEDROOMS
- MODERN KITCHEN
- FULL OF POTENTIAL
- CHAIN FREE
- REAR GARDEN
- END OF TERRACE



GUIDE PRICE
£210,000



GD Estates are delighted to present this charming and ideally located two-bedroom end-of-terrace cottage in the highly sought-after village of Chippenham.

Offering a fantastic opportunity for buyers looking to add their own personal touch, the property does require some modernisation but is brimming with potential throughout.

The internal accommodation comprises two well-proportioned double bedrooms, a kitchen, a comfortable living room, a bathroom, and a generous storage room. The layout provides a solid foundation for refurbishment or reconfiguration, making it ideal for first-time buyers, investors, or those seeking a project.

Externally, the property benefits from both front and rear gardens and on-road parking is available.

This is a rare opportunity to acquire a character property in a desirable village setting, with excellent potential to create a beautiful home.



LOCATION:

Chippenham is a charming and well-connected village situated on the border of Cambridgeshire and Suffolk. Surrounded by open countryside, it offers a peaceful rural lifestyle while still being conveniently close to the market towns of Newmarket and Bury St Edmunds, both offering a wide range of shops, restaurants, and amenities.

The village itself features a strong sense of community, a well-regarded primary school, a traditional village pub, and a local church. Residents enjoy access to scenic walks, bridleways, and nature reserves, including nearby Chippenham Park Gardens.

With easy access to the A14 and good rail connections from Newmarket and Ely, Chippenham is ideally located for commuters travelling to Cambridge, Bury St Edmunds, and London.

ENTRANCE HALLWAY:

The property is entered via a wooden door into the entrance hallway, which features a wooden-framed window to the side aspect and stairs rising to the first floor, with access leading to:

LIVING ROOM

13' 05" x 10' 06" (4.09m x 3.2m):

Featuring a fireplace with a tiled plinth, brick surround and wooden mantel, the room also benefits from an understairs storage cupboard, built-in shelving, a wooden-framed window to the front aspect, and an electric panel heater.

KITCHEN

15' 05" x 8' 0" (4.7m x 2.44m):

Featuring modern wall-mounted and base units set beneath square-edged wood-effect worktops, the kitchen is fitted with an inset stainless steel sink with drainer and mixer tap. There is an integrated electric oven and hob with extractor fan over, along with space and plumbing for a dishwasher or washing machine and space for a fridge freezer.

The room offers ample space for a dining table and chairs, and benefits from two wooden-framed windows to the rear aspect, an electric fireplace, and an electric panel heater.

REAR PORCH:

With access to the rear garden via a wooden part-glazed door, this area also provides access to the internal store room and kitchen.



STORE ROOM

10' 5" x 4' 0" (3.18m x 1.22m):

A useful additional area offering versatility and potential for a range of uses. The space benefits from a wooden-framed window to the side aspect, along with power and lighting.

LANDING:

Providing access to all first floor accommodation.

BEDROOM 1

16' 10 (max)" x 9' 08" (5.13m x 2.95m):

A double bedroom featuring a wooden-framed window to the front aspect and an electric panel heater.

BEDROOM 2

9' 9" x 8' 10" (2.97m x 2.69m):

A second double bedroom featuring a wooden-framed window to the rear aspect, an electric panel heater, and an airing cupboard providing useful storage space and housing the immersion tank.

BATHROOM

6' 0" x 5' 10" (1.83m x 1.78m):

The bathroom features a three-piece white suite comprising a panelled bath with electric shower over, low-level WC, and wall-mounted wash hand basin. There is an obscure wooden-framed window to the rear aspect, along with an electric panel heater.

OUTSIDE:

The front garden is laid to shingle with mature borders and a pathway providing access to the rear garden.

The rear garden is predominantly laid to lawn, complemented by a patio area and outdoor storage.

Please note: As is common with period cottages the neighbour enjoys a right of access through the garden.

TENURE:

The property is FREEHOLD, chain free and will be sold with vacant possession.

SERVICES:

The property offers mains electricity, water and drainage. Electric heating.



Energy rating	Current	Potential
A		119 A
B		
C		
D		
E	47 E	
F		
G		



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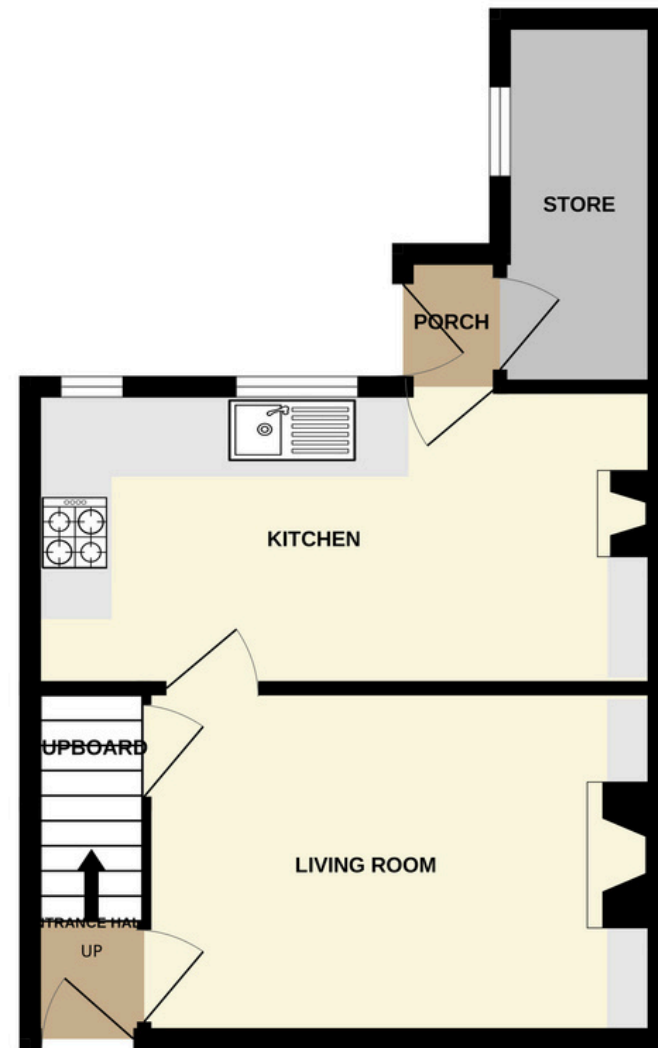


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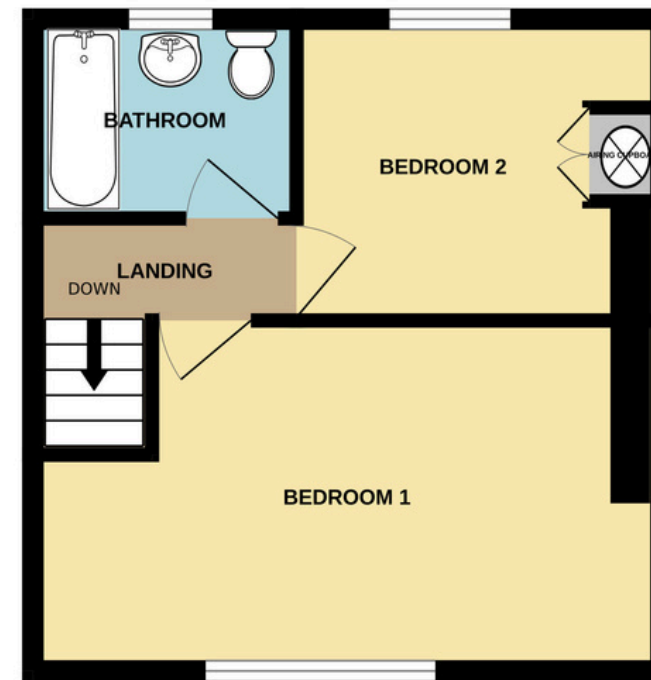


14, The Traverse, Bury St Edmunds, IP33 1B

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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