



**30 New Street,  
Chippenham**

**DAVID  
BURR**



# 30 New Street, Chippenham, CB7 5QF

Chippenham is a much sought after village situated 5 miles north of Newmarket and 19 miles east of central Cambridge. It is home to a number of picturesque and individual buildings which include a 13th Century church, a Georgian period school house and a row of artisans' cottages. The thriving and lively community enjoys many social and sporting activities and has excellent cricket grounds, tennis courts and bowls club. The village is also home to a farm shop that specializes in local produce and offers al fresco dining with stunning countryside views.

This attractive detached Georgian property is situated in one of the area's most sought-after villages, convenient for local amenities. Built in 1730, the property offers a spacious and flexible layout, retaining many original period features including exposed fireplaces, and benefits from off-road parking and enclosed rear gardens.

## A charming detached Georgian property in a sought-after village location.

### Ground Floor

**ENTRANCE HALL** With stairs rising to the first floor

**SITTING ROOM** A light, double-aspect room featuring an attractive fireplace and wooden flooring, opening through to the:

**STUDY** A light, double-aspect room with a glazed door opening to the rear.

**DINING ROOM** Also double aspect, with wooden flooring and an inglenook fireplace with a wood-burning stove.

**KITCHEN** Fitted with units under worktops, with a Belfast sink inset, electric oven and four-ring hob There is space for a fridge/freezer, dishwasher, and washing machine, along with a pantry cupboard and stable door leading to the rear.

**BATHROOM** Fitted with a WC, wash basin, rolled-top bath with shower over.

**FAMILY ROOM / BEDROOM 4** A spacious, double-aspect room offering potential for a variety of uses, with French doors opening to the garden.

### First Floor

**LANDING** Leads to:

**BEDROOM 1** With built-in wardrobes and outlook to the front.

**BEDROOM 2** Double aspect.

**BEDROOM 3** With an outlook to the rear.

### Outside

The property is situated down a quiet lane, approached via a gravel driveway providing off-road parking, with additional parking available on the street adjacent.

The rear gardens are lawned and enclosed by fencing and hedges, with mature shrub borders, affording a great deal of privacy.

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**SERVICES** Oil-fired central heating to radiators. Mains water. Mains drainage. Mains electricity connected. NOTE: None of these services have been tested by the agent.

**LOCAL AUTHORITY** East Cambridgeshire District Council

**COUNCIL TAX BAND E.** (£2,855.64 per annum)

**EPC F.**

**TENURE** Freehold.

**CONSTRUCTION TYPE** Traditional brick and timber frame construction under tiled roof.

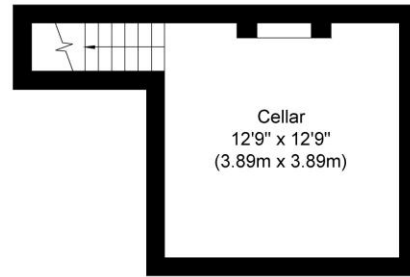
**COMMUNICATION SERVICES** (source Ofcom) Broadband: Yes. Speed: Up to 107 mbps download, up to 20 mbps upload.  
Phone Signal: Yes. Provider: Coverage is likely with all providers.

**WHAT3WORDS** cards.segments.unionists

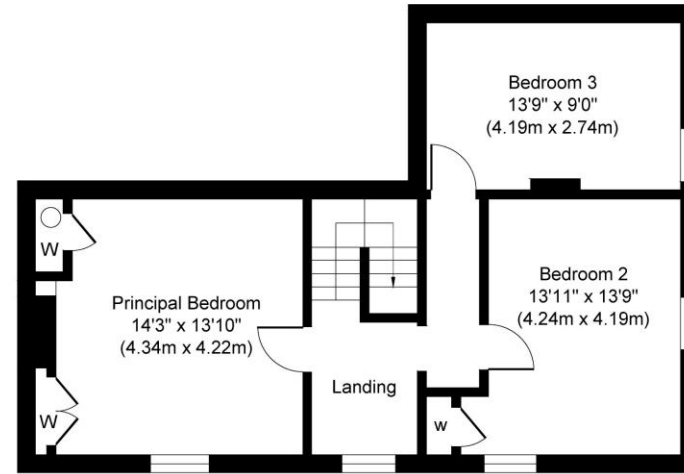
**VIEWING** Strictly by prior appointment only through DAVID BURR.

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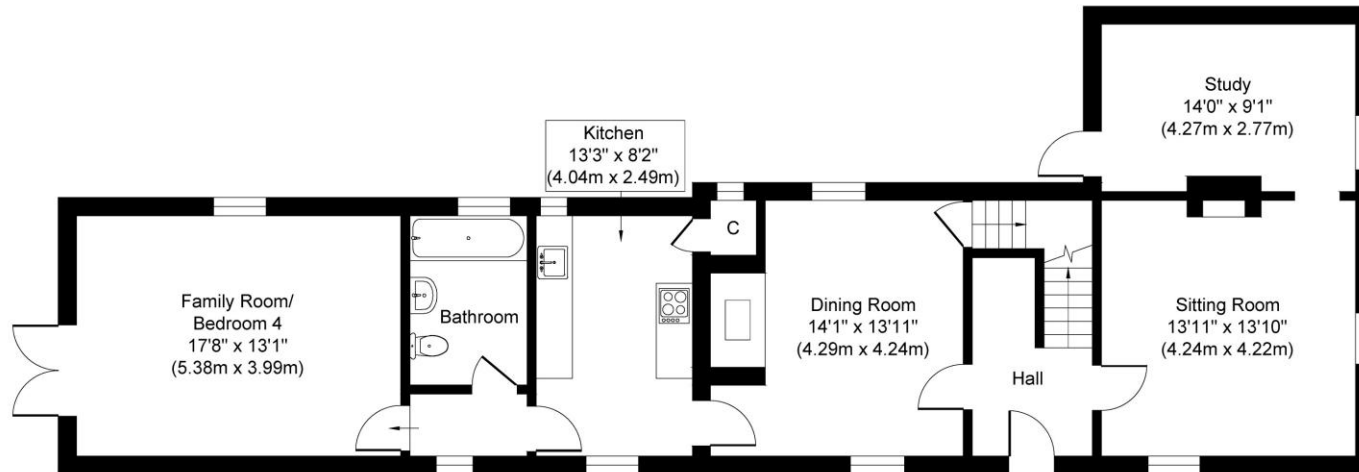




**Lower Ground Floor**  
Approximate Floor Area  
**182 sq. ft**  
(16.90 sq. m)



**First Floor**  
Approximate Floor Area  
**621 sq. ft**  
(57.68 sq. m)



**Ground Floor**  
Approximate Floor Area  
**1072 sq. ft**  
(99.62 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

