



Chippenham Park, Chippenham, CB7 5PT

**CHEFFINS**

# Chippenham Park

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CB7 5PT

- Grade II\* Listed Property
- 3 Reception Rooms
- 3 Bedrooms & 2 Bathrooms
- Original Character Features
- Set within Chippenham Park
- NO CHAIN

John Tharp House forms part of an attractive 17th century Grade II\* listed residence and is one of just eight properties within this historic building. Sympathetically converted around 30 years ago, the period property retains a wealth of original character features and is set within the picturesque grounds of Chippenham Park. This impressive home is offered with NO CHAIN and benefits from around 1,800 sq ft of accommodation comprising an entrance hall, cloakroom, 3 reception rooms, a fitted kitchen and 3 good size bedrooms and 2 bathrooms on the first floor. Viewing Recommended.

3 2 3

**Guide Price £430,000**





## 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 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.

## COMMUNAL ENTRANCE

with original brick flooring and a glazed entrance door to the front with full glazed windows to either side.

## ENTRANCE PORCH

with private entrance door and feature circular window.

## HALLWAY

with loft access, storage cupboard with oil fired boiler, further storage cupboard, 2 radiators with cover and granite top, stairs leading up to the first floor, decorative coving, inset spotlights, 2 large windows overlooking Chippenham Park to the rear.

## CLOAKROOM

with a low level WC, wall mounted wash hand basin, tiled splashbacks, radiator.

## KITCHEN

with a range of matching wall and base units with work surfaces over, 1.5 bowl stainless steel sink with mixer tap, space and plumbing for appliances including washing machine and dishwasher, built-in electric oven, 4 ring electric hob with extractor hood over, tiled flooring, inset spotlights, radiator, sash window to the front aspect.

## LIVING ROOM

with an open fireplace with a marble hearth and wooden surround, wooden flooring, 2 radiators with covers, decorative coving and ceiling roses, 3 original windows overlooking Chippenham Park to the rear.

## DINING ROOM

with a radiator, decorative coving and ceiling rose, large sash window to the front.

## STUDY

with a radiator, built-in shelving, decorative coving and ceiling rose, sash window to the front.

## FIRST FLOOR

### LANDING

with large exposed wall and ceiling timbers, large loft access, walk-in airing cupboard housing the water cylinder, radiator, inset spotlights and 2 original windows overlooking Chippenham Park to the rear.

### BATHROOM

with a 5 piece suite comprising a side panel bath with shower over, low level WC, bidet, pedestal wash hand basin, shower cubicle with

tiled splashbacks, radiator, exposed wall timbers, inset spotlights, window to the front aspect.

### BEDROOM 1

with a built-in wardrobe, radiator, exposed wall and ceiling timbers, secondary glazed window to the front aspect.

### BEDROOM 2

with a radiator, exposed wall and ceiling timbers, window to the front aspect.

### BEDROOM 3

with a radiator, built-in storage, exposed wall timbers, inset spotlights, window to the rear aspect overlooking Chippenham Park.

### BATHROOM

with a 4 piece suite comprising a side panel bath with shower over, low level WC, bidet, pedestal wash hand basin, radiator, exposed wall timbers, inset spotlights.

### OUTSIDE

Adjoining the kitchen and dining room external wall is a small private garden area to the front which is laid to paving with a seating area.

The property is approached via gates which lead to a sweeping driveway shared with the other residents. Communal gardens surround the property and are mainly laid to lawn with an array of large trees, shrubs and hedgerows. A further driveway leads to a garage block and shared parking area.

### GARAGE

Located in block nearby.

### SALES AGENTS NOTES

Please note there is a service charge of approx. £425 payable every 6 months for the maintenance of the communal grounds. This amount will need to be confirmed during the conveyancing process by the solicitors as our client is unable to verify this.

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







Guide Price £430,000  
Tenure - Freehold  
Council Tax Band - F  
Local Authority - East  
Cambridgeshire



**Approximate Gross Internal Area 1801 sq ft - 167 sq m**

Ground Floor Area 926 sq ft – 86 sq m

First Floor Area 875 sq ft – 81 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



[For more information on this property please refer to the Material Information Brochure on our website.](#)

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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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.

