



**2 Manor Farm Barns,
Chippenham**

**DAVID
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2 Manor Farm Barns, High Street, Chippenham, Ely, Cambridgeshire, CB7 5PR

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 specialises in local produce and offers al fresco dining with stunning countryside views. Chippenham Fen, which is run by English Nature is also within this thriving village.

This stunning barn conversion tucked quietly off the main road has been thoughtfully updated in recent years to provide in excess of 1,300 sq.ft in the sought after village of Chippenham. It provides spacious living which includes entrance hall, sitting room, dining room, kitchen, cloakroom, three double bedrooms (the master of which enjoys an Ensuite), separate family parking and a quaint outdoor space to enjoy plus garage and allocated parking.

A spacious and bright barn conversion in the heart of the ever-popular village of Chippenham.

Ground Floor

ENTRANCE HALL With stone floor, utility cupboard with space and plumbing for appliances and a door leading to:

SITTING ROOM A large bright space with a fully glazed front aspect. Wood flooring with a double-sided woodburning stove separating from the:

DINING ROOM A spacious room with a large full width window to the rear aspect and bi-folding doors leading to the outside space.

KITCHEN Wonderful for entertaining, this open and bright space has everything needed. With matching base and wall units with solid oak worktops over. An inset butler sink looks out over the two windows to the rear aspect. The space is complete with integrated appliances which include a fridge freezer, dishwasher, wine cooler, range cooker with extractor above.

CLOAKROOM With wood flooring, this space is finished with WC, hand wash basin and window to the front aspect.

First Floor

GALLERIED LANDING With stairs rising to second floor and storage cupboard under. Doors to:

BEDROOM 2 A light and airy room with built in wardrobes, corner desk and three windows to the rear aspect.

BEDROOM 3 A comfortable double bedroom with two windows to the rear aspect.

BATHROOM A tiled space with two windows looking to the front aspect. The room is complete with bath and hand shower, separate shower cubicle, hand wash basin and WC.

Second Floor

MASTER BEDROOM Another spacious double bedroom with fitted storage and triple Velux windows to the rear aspect, flooding the room with light. The room is finished with its own **ENSUITE**, extensively tiled, comprising shower cubicle, hand wash basin, WC and heated towel rail.

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Outside

The property is tucked off from the main road in a collection of converted period barns. There is space to park a vehicle and a gravelled area either side of the front entrance. To the rear of the property, there is a walled garden mainly laid to false turf, complete with planters and a slate boarder. A gate leads out to the rear parking where there is an additional allocated parking space, as well as a garage for additional storage or parking.

SERVICES Oil fired central heating. Mains water, drainage, and electricity. Note, none of these have been tested by the agent.

LOCAL AUTHORITY East Cambridgeshire District Council.

COUNCIL TAX BAND C.

TENURE Freehold.

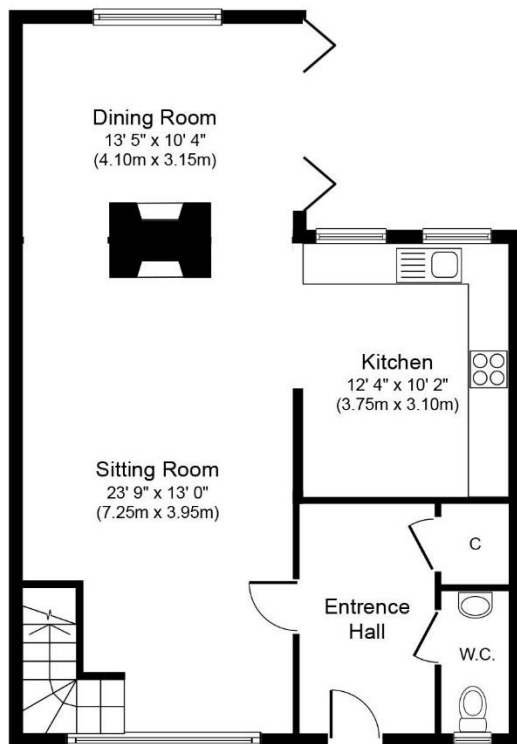
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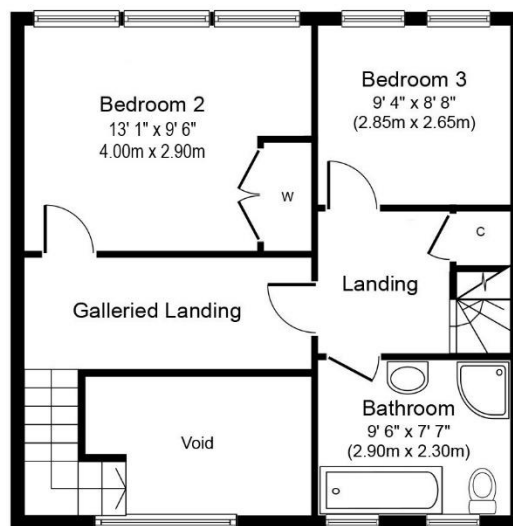
VIEWING by prior appointment only through David Burr estate agents.

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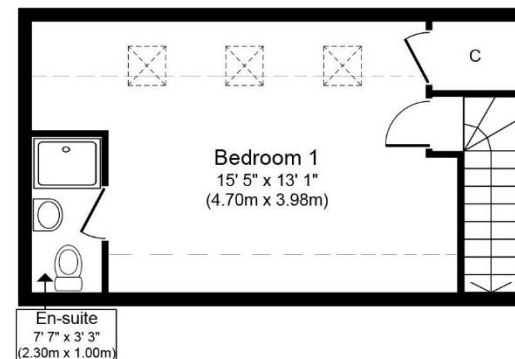




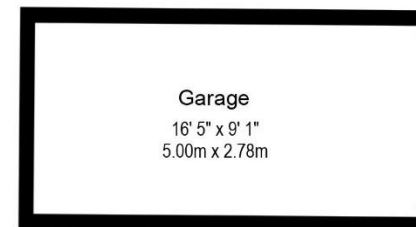
Ground Floor
Approximate Floor Area
702 sq. ft.
(65.2 sq. m.)



First Floor
Approximate Floor Area
462 sq.ft.
(52.2 sq.m.)



Second Floor
Approximate Floor Area
311 sq.ft.
(28.9 sq.m.)



Garage
Approximate Floor Area
124 sq.ft.
(11.6 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.

