



DAVID
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The Old Bakery
22 High Street, Chippenham



The Old Bakery, 22 High Street, Chippenham CB7 5PP

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.

An abundantly charming Grade II Listed four-bedroom detached home boasting a central position in the vastly popular village of Chippenham. Formally a farmhouse and dating back to the late 16th century, the property offers endless character throughout that measures in excess of 3,500 sq.ft of accommodation. Original features include exposed wall and ceiling timbers, grand inglenook fireplaces and exposed local brick. Externally boasting gated driveway parking and beautifully established gardens that measure approximately 0.35 of an acre.

An incredibly characterful and substantial period home in Chippenham offering 3,500 sq.ft of accommodation on a large plot.

SITTING ROOM Window to front aspect, a large and impressive inglenook fireplace with an inset woodburning stove and open to the:

DINING ROOM Two windows to front aspect.

PLAYROOM Window to front aspect.

SNUG With an inglenook fireplace and windows to both front and side aspects.

GARDEN ROOM With an exposed and original brick floor, a fitted airing cupboard and windows and French doors leading to the rear garden terrace.

KITCHEN / DINING ROOM A spacious and open room with solid timber units and drawers with worktops over with an inset double sink and drainer. Appliances include an integrated dishwasher, fridge, oven and hob with the addition of a large AGA. Tiled floor, ample dining space and windows to both side aspects.

UTILITY ROOM Fitted units with worktops over and an inset butler sink. Space and plumbing for appliances. Tiled floor and a roof window.

BOOT ROOM Fitted storage and an external door leading to the rear garden.

CLOAKROOM Wash hand basin, WC and window to rear aspect.

BEDROOM 4 Fitted wardrobes, windows to rear and side aspects, door leading to the rear garden terrace and an **ENSUITE** with a bath, heated towel rail, wash hand basin and WC.

First Floor

LANDING A large space ideal for a reading area or study with a window to side aspect.

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MASTER BEDROOM Window to front aspect, an open fireplace and access through to the **DRESSING ROOM** that has fitted wardrobes, an open fireplace, windows to front and side aspects and a roll-top bath. The **ENSUITE** offers a double sized shower cubicle, wash hand basin, WC, heated towel rail and a window to side aspect.

BEDROOM 2 Window to front aspect and an **ENSUITE** with a shower cubicle, wash hand basin, WC, heated towel rail and a window to front aspect.

BEDROOM 3 Two windows to front aspect and an **ENSUITE** with a shower cubicle, wash hand basin, WC and heated towel rail.

Outside

The property is approached through electric gates that open to the substantial gravel driveway providing ample parking and access to the **DOUBLE CAR-PORT**, which is beside the **STORE**. The spacious garden is predominately lawned with a large paved terrace and an abundantly impressive selection of established trees, shrubs and plants.

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

LOCAL AUTHORITY East Cambridgeshire District Council.

COUNCIL TAX BAND F.

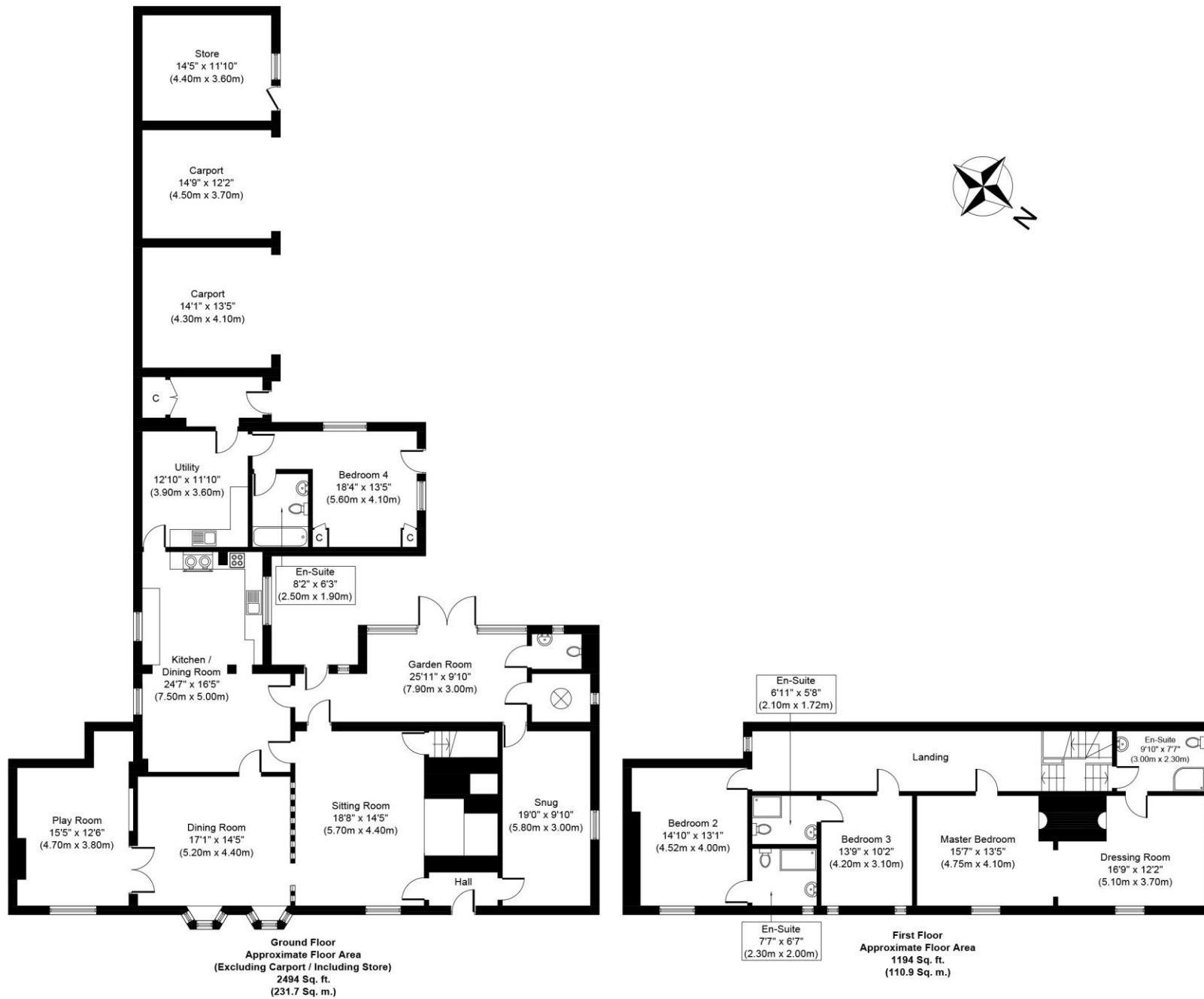
TENURE Freehold.

WHAT3WORDS horseshoe.deciding.widely

VIEWINGS by prior appointment only through David Burr Estate Agents.







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.



