



Ashlar, Broad Campden

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# Detached property offering flexible accommodation.

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Broad Campden is a picturesque and unspoilt village situated about a mile from the historic town of Chipping Campden. The village enjoys peace and tranquillity but also benefits from being well located for access to facilities.

Chipping Campden, well known for its lovely stone houses and cottages with traditional Cotswold architecture, with much of it dating back to medieval times is just one mile away. There are plenty of excellent shops, restaurants, hotels, specialist outlets (including a wine merchant), doctor's surgery, and at the very centre of the town, the ancient market square itself.

Chipping Campden is also noted for its outstanding primary and secondary schools, which are ranked amongst the highest achieving schools by the result, together with an excellent selection of state and private schools to suit most requirements in Stratford upon Avon, Oxford and Cheltenham.

Sports facilities include racing at Cheltenham and Worcester, rugby at Gloucester and golf at Broadway, Burford and Chipping Norton, plus a network of public footpaths and bridleways to allow total enjoyment of the beautiful scenery around.





## The Property

On entering Ashlar there is a central spacious hallway with cloakroom/shower room and doors leading through to the sitting/dining room. This is a wonderful light and airy entertaining space with a central log burning fire with two sets of doors leading out to the rear terrace. The heart of the home is undoubtedly the fully fitted kitchen/dining/garden room. With its full range of fitted cupboards, integrated appliances include a double oven with a warming drawer, electric hob and extractor fan above, dishwasher and fridge freezer. This leads through to a spacious dining area and garden room, offering a wonderful space to sit and enjoy the views across the garden with further double doors to the rear terrace. Off the kitchen is a utility room with a full range of units, including space for a washing machine and a door to the side. Also to the ground floor are two double bedrooms with a shared Jack and Jill shower room. Upstairs, the large landing space cleverly provides a tucked-away office space. Two double bedrooms are also found on the first floor, both with en suite.

## Outside

Ashlar is approached over a large gravelled driveway with plenty of parking for several cars. To one side of the property is a detached open garage. The rear terrace with an ornamental pond runs the entire length of the property and offers a wonderful space for al fresco entertaining. The gardens are mostly laid to lawn with mature hedgerows, flower borders and shrubbery.

## Services

Mains water, electricity, gas. Private drainage which will be connected to the mains drainage late 24/25 at no cost to the owner.

## Tenure

Freehold

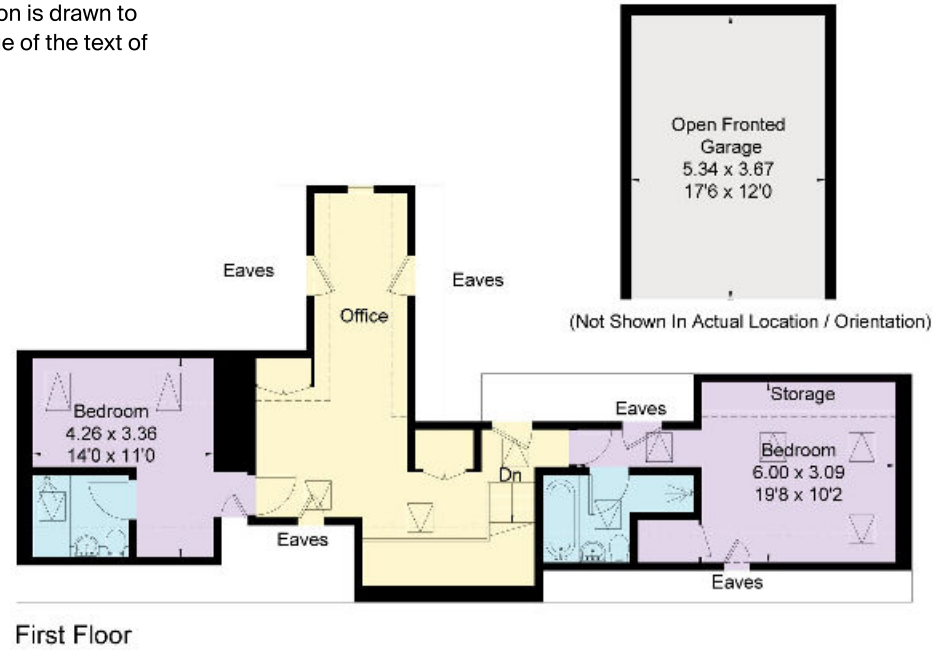
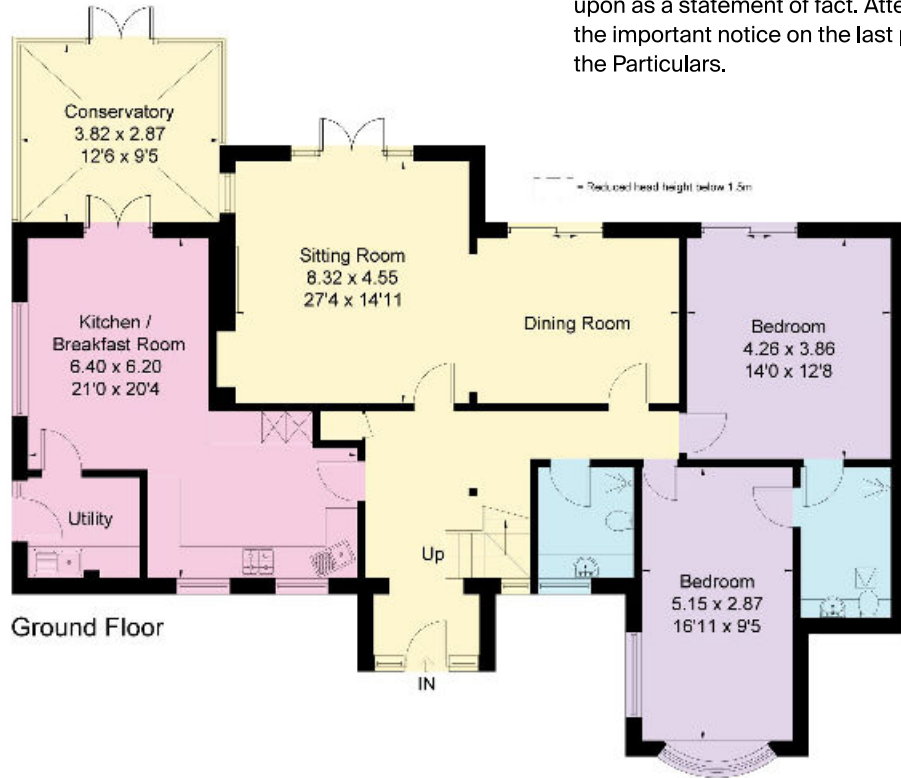
## Local Authority

Cotswold district council, Tax band G

**Guide price £1,100,000**

## Approximate Gross Internal Floor Area 195.7 sq m / 2,106 sq ft (Excluding Open Fronted Garage)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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Particulars dated April 2024. Photographs and videos dated April 2024.

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