



Barn End Cottage, Broad Campden

A charming Cotswold stone cottage in the heart of the village.

Broad Campden is a picturesque and unspoilt village 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 is just one mile away. It is well known for its lovely stone houses and cottages with traditional Cotswold architecture, much of which dates back to medieval times. There are plenty of excellent shops, restaurants, hotels, specialist outlets (including a wine merchant), a 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.

There is a train service from Moreton in Marsh to London Paddington, and the M40 gives ready access to London and the motorway network.

Distances

Chipping Campden 1.5 miles, Moreton-in-Marsh 6 miles (trains to London Paddington from 90 minutes), Broadway 7.5 miles





The Property

Barn End Cottage is a pretty Cotswold stone cottage set well back from the lane. The cottage is presented in immaculate order and is currently a successful holiday let. The property is approached through an entrance hall with a cloakroom off and then through to a generous open-plan sitting/dining room with windows to the south, oak flooring and a wood-burning stove.

The kitchen is well-appointed, with a tiled floor and underfloor heating. A full range of painted kitchen units incorporate an electric oven, ceramic hob and dishwasher. There is space for a washer/drier and fridge/freezer.

Upstairs are two double bedrooms and a family bathroom with bath and shower above.

Outside

The property benefits from a hardstanding area to the rear for storing bins and a small patio area to the front, large enough for a table and chairs. Two parking spaces are available at the front, part of which could be used as a garden if necessary.



Services

Mains electricity, water, drainage and gas are connected to the property

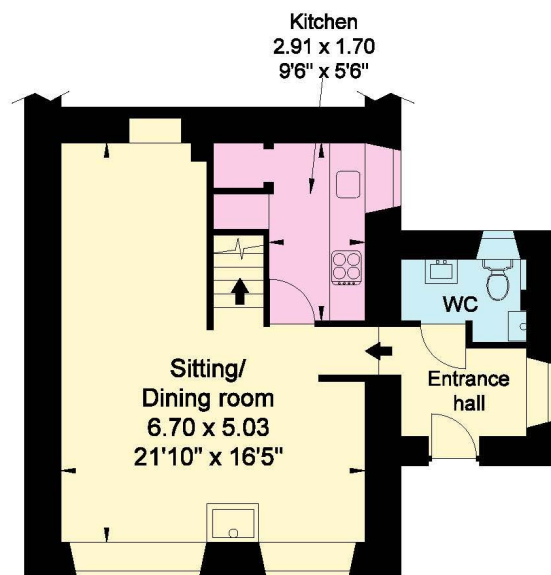
Tenure

Freehold: There is a right of way for the barn to the rear at all times

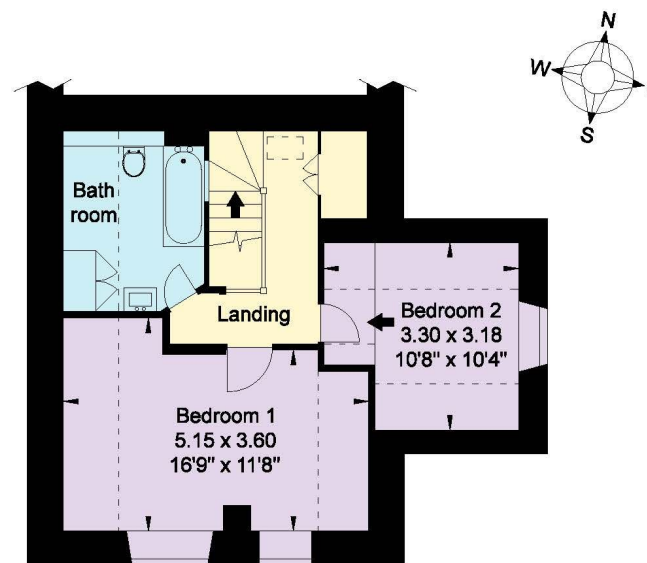
Local Authority

Cotswold district council

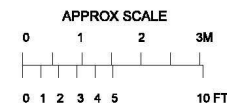
Guide price £435,000



Ground Floor



First Floor



APPROXIMATE GROSS INTERNAL FLOOR AREA:
86 sq m (926 sq ft)

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 text of the Particulars.

Knight Frank
Brett House
Park Street
Stow-on-the-Wold
GL54 1AG
[knightfrank.co.uk](https://www.knightfrank.co.uk)

We would be delighted to tell you more
Helen Waddilove
01451 600617
helen.waddilove@knightfrank.com



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated October 2024. Photographs and videos dated October 2024.

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