

Peter Clarke



13 Littleworth, Chipping Campden, Gloucestershire, GL55 6BD

- Five bedroom home
- Living room and kitchen/diner
- Utility, cloakroom and family bathroom
- Large garden with play area
- Storage sheds front and rear
- Driveway parking for a number of cars



Guide Price £420,000

Five bedroom family home with driveway parking and large garden. Living room, kitchen/diner and utility on the ground floor. Three bedrooms and family bathroom on the first, and two further bedrooms in the loft conversion. There is planning permission under ref 21/03148/FUL for a two storey extension to the rear of the property.

#### ACCOMMODATION

The front door opens into a useful porch for coats and boots. The hallway has doors off to principal rooms and stairs to the first floor. The living room is dual aspect with feature fireplace. The kitchen/diner has a range of wall and base units and a useful breakfast bar. There is a door to the garden, and into the utility which in turn has a door to the driveway. Cloakroom with w/c.

On the first floor there are three bedrooms, and a family bathroom. The top floor has two further bedrooms.

Outside, there is driveway parking for a number of cars and a large storage shed. The rear garden is mainly laid to lawn. At the far end of the garden there is another useful shed and a fenced off play area.

#### GENERAL INFORMATION

**TENURE:** The property is understood to be freehold although we have not seen evidence. This should be checked by your solicitor before exchange of contracts.

**SERVICES:** We have been advised by the vendor that mains gas, electricity and water are connected to the property although this should be checked by your solicitor.

**RIGHTS OF WAY:** The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

**SECTION 157:** Section 157 Housing Act 1985 - 13 LITTLEWORTH was formerly part of the local authority housing stock and as such contains a restrictive covenant which requires consent to purchase from the local authority. It is understood that any purchaser (or tenant) who has lived and worked within Gloucestershire or the Cotswold Area of Outstanding Natural Beauty for at least the last three years immediately prior to the purchase or rental, would qualify for automatic consent. Other applications may be considered on merit following a minimum of 8 weeks marketing on the Council's website.

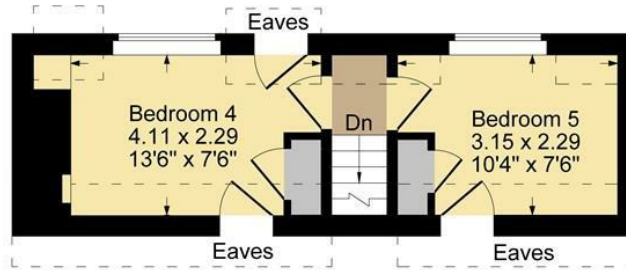
**COUNCIL TAX:** Council Tax is levied by the Local Authority and is understood to lie in Band C.

**CURRENT ENERGY PERFORMANCE CERTIFICATE RATING:** E. A full copy of the EPC is available at the office if required.

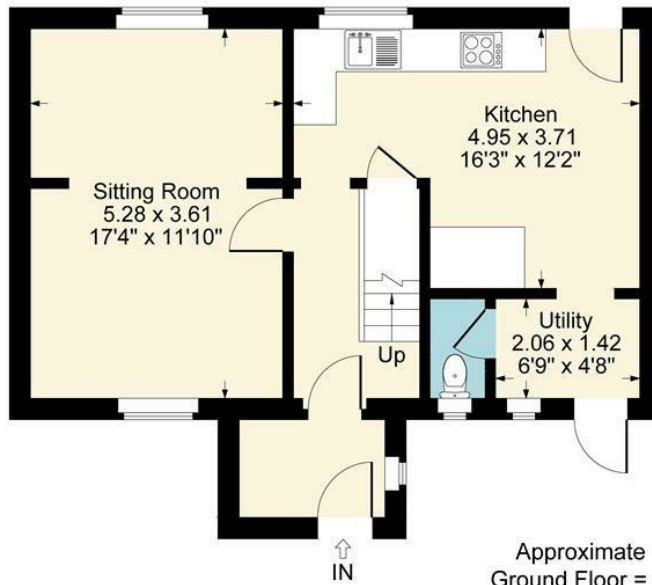
**VIEWING:** By Prior Appointment with the Selling Agent.



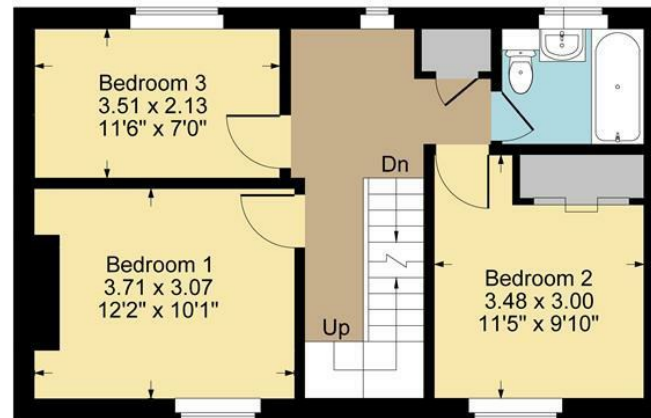
# 13 Littleworth



Second Floor



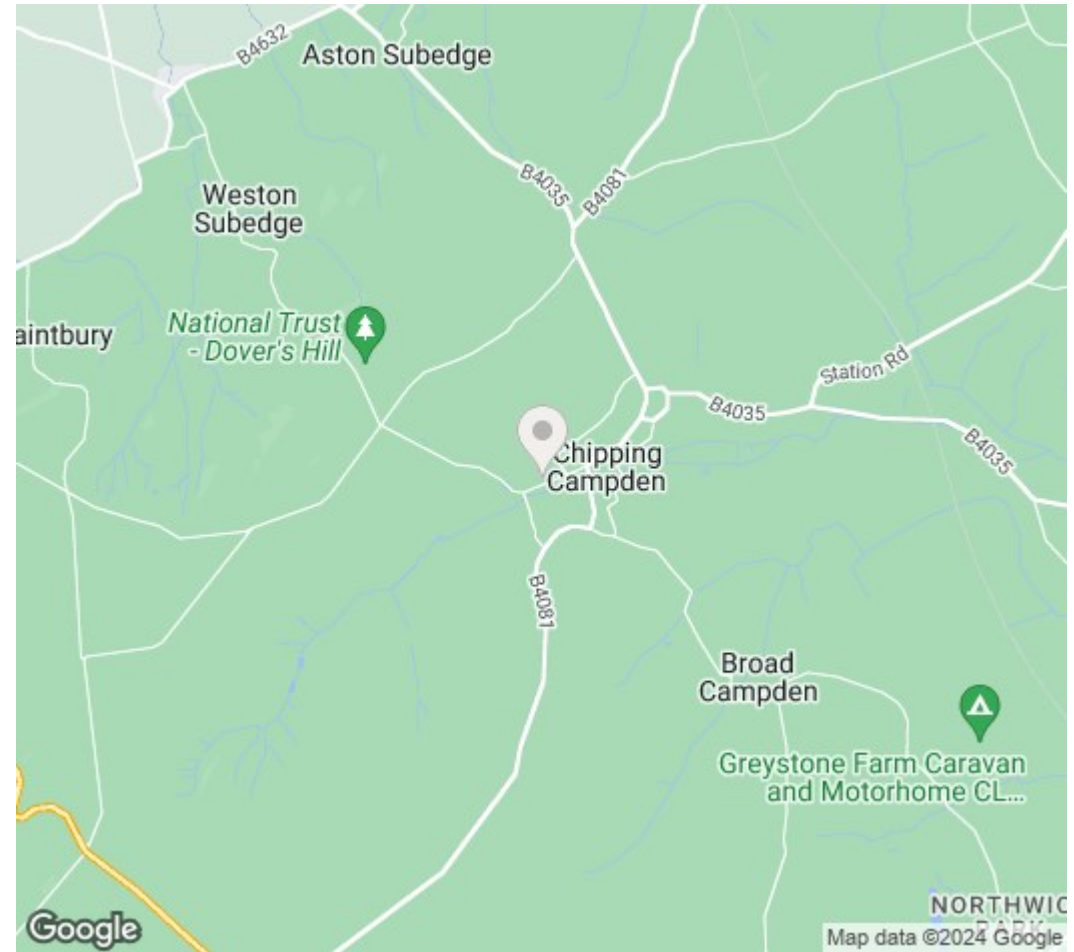
Ground Floor



First Floor

Approximate Gross Internal Area  
 Ground Floor = 49.57 sq m / 534 sq ft  
 First Floor = 46.02 sq m / 495 sq ft  
 Second Floor = 19.10 sq m / 206 sq ft  
 Total Area = 114.69 sq m / 1235 sq ft  
 Illustration for identification purposes only,  
 measurements are approximate, not to scale.





DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.

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