

5 Gordon Cottages, Sheep Street, Chipping Campden, GL55 6DX

- One bedroom cottage
- Currently run as a holiday let
- Open plan sitting/dining/kitchen
- Cloakroom and ensuite
- Spacious bedroom
- Courtyard garden to the rear
- Short walk to the High Street
- No onward chain

One bedroom cottage, currently run as a holiday let. Located on Sheep street a short walk from the shops and amenities on the High Street. Open plan sitting/dining/kitchen, as well as a cloakroom. On the first floor is a spacious bedroom with ensuite shower room. Courtyard garden.

CHIPPING CAMPDEN

Boasts one of the most beautiful and historic high streets in the North Cotswolds with its traditional Cotswold architecture and good range of shops catering for most everyday needs. There is a library, excellent primary and secondary schools, doctor's surgery and Leisure Centre. Nearby towns of Stratford-upon-Avon (12 miles) and Cheltenham (18 miles) provide larger shopping and cultural amenities. There is a main line station to London (Paddington) from Moreton-in-Marsh (7 miles). M40 and M5 access are approximately 30 minutes drive.

ACCOMMODATION

The front door opens into a useful porch for coats and boots. The ground floor is open plan with space for sitting/dining/kitchen there is also a ground floor cloakroom. On the first floor is a spacious bedroom and luxury ensuite shower room. Outside there is a courtyard garden at the rear.

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, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts.

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.

COUNCIL TAX: Council Tax is levied by the Local Authority. As the property is a holiday let the owners pay business rates. Previously the property was in Council Tax Band D.

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

VIEWING: By Prior Appointment with the selling agent.





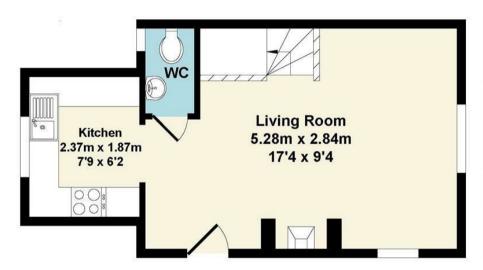


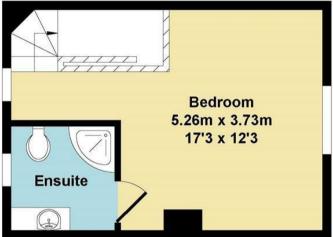




5 Gordon Cottages, Sheep Street, Chipping Campden GL55 6DX Total Approx. Floor Area 44.10 Sq.M. (475 Sq.Ft.)

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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser The .services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.





Ground Floor Approx. Floor Area 24.40 Sq.M. (263 Sq.Ft.)



First Floor Approx. Floor Area 19.70 Sq.M. (212 Sq.Ft.)





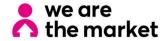






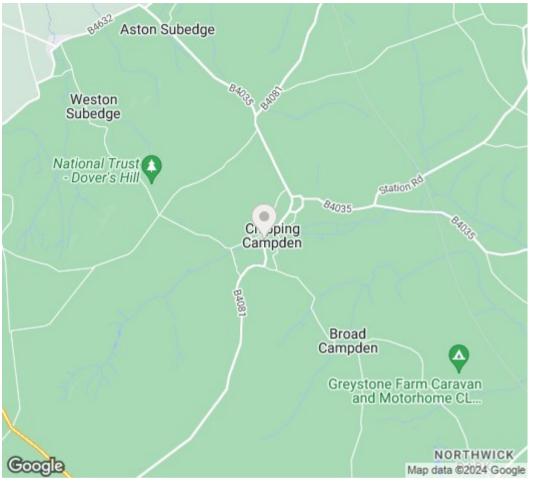












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Multi-award winning offices serving South Warwickshire & North Cotswolds

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