

Peter Clarke



Carters Barn 5 The Old Farmyard, Paxford, Chipping Campden, GL55 6WZ

- Three bedroom barn conversion
- Sitting room with electric effect wood burner
- Kitchen/diner
- Garden room
- Family bathroom and ensuite
- Driveway and open double Garage
- Lovely garden
- Currently run as a holiday let



Offers Based On  
£700,000

Three bedroom barn conversion with private garden and parking. Located in the desirable village of Paxford a short distance from Chipping Campden. Sitting room, kitchen/diner, garden room, three bedrooms, ensuite and family bathroom. outside there is driveway parking for a number of cars and a useful open double Garage with storage and electric points

#### PAXFORD

The village has a thriving community and holds regular clubs and events ranging from quiz and film nights to curry evenings. Paxford is also home to PaxFest, a one day music festival held on the village green. The Churchill Arms is located in the centre of the village although currently closed due to fire. A shop can be found in nearby Blockley (1.4 miles) or Chipping Campden (2.9 miles). Moreton-in-Marsh (4.6 miles) has a mainline train station into Oxford and London Paddington.

#### ACCOMODATION

Glazed French doors open into the garden room which is a lovely space overlooking the garden. Doors then open into the kitchen/dining room, with integrated appliances. Beyond the kitchen is the sitting room with vaulted ceiling, exposed timbers with a wood burner effect electric fire. To the far end of the barn are the bedrooms, all three of which are doubles and the master having an en-suite shower room. There is also a family bathroom. Outside there is a driveway running to the side of the garden and leading to the double open garage. The garden is mainly laid to lawn with mature shrubs and trees and is lovely and private.

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

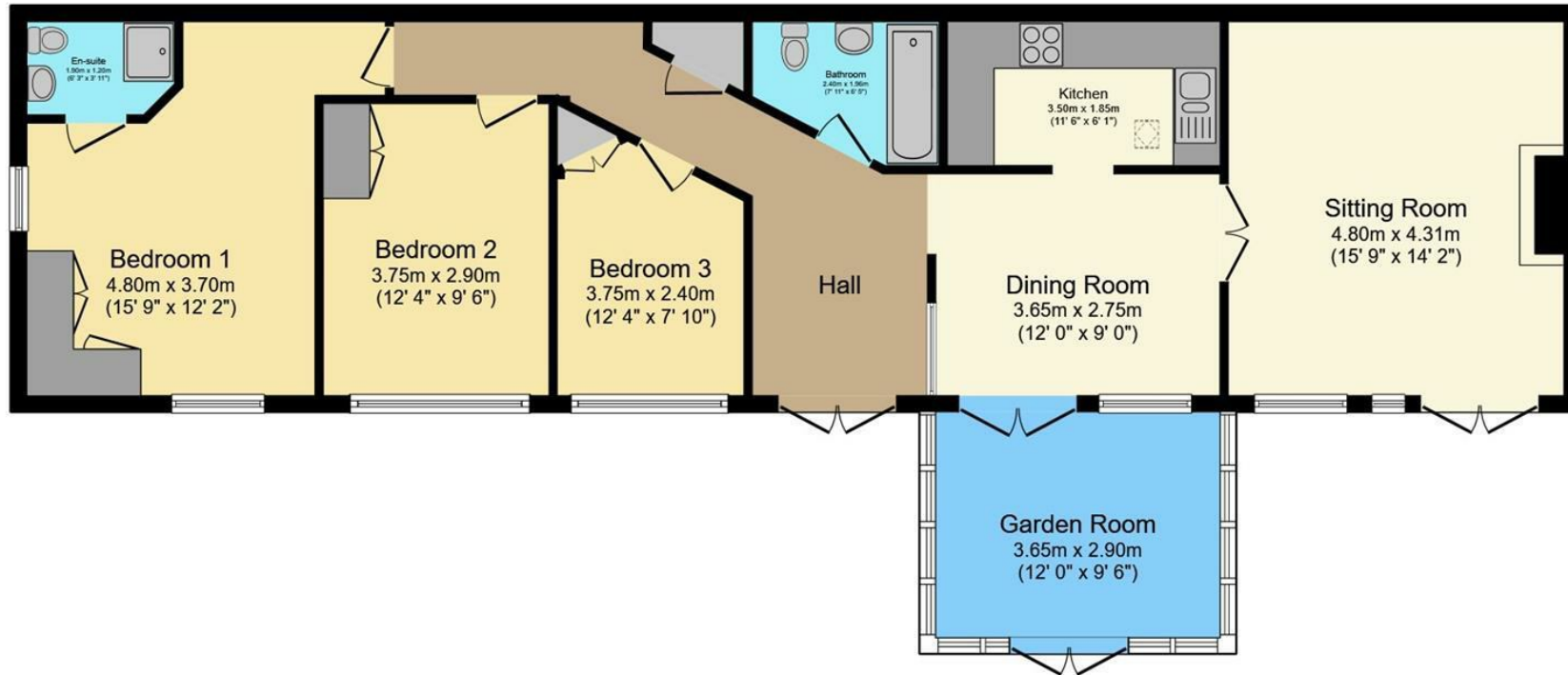
**RIGHTS OF WAY:** The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

**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 F.

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

**VIEWING:** By Prior Appointment with the selling agent.



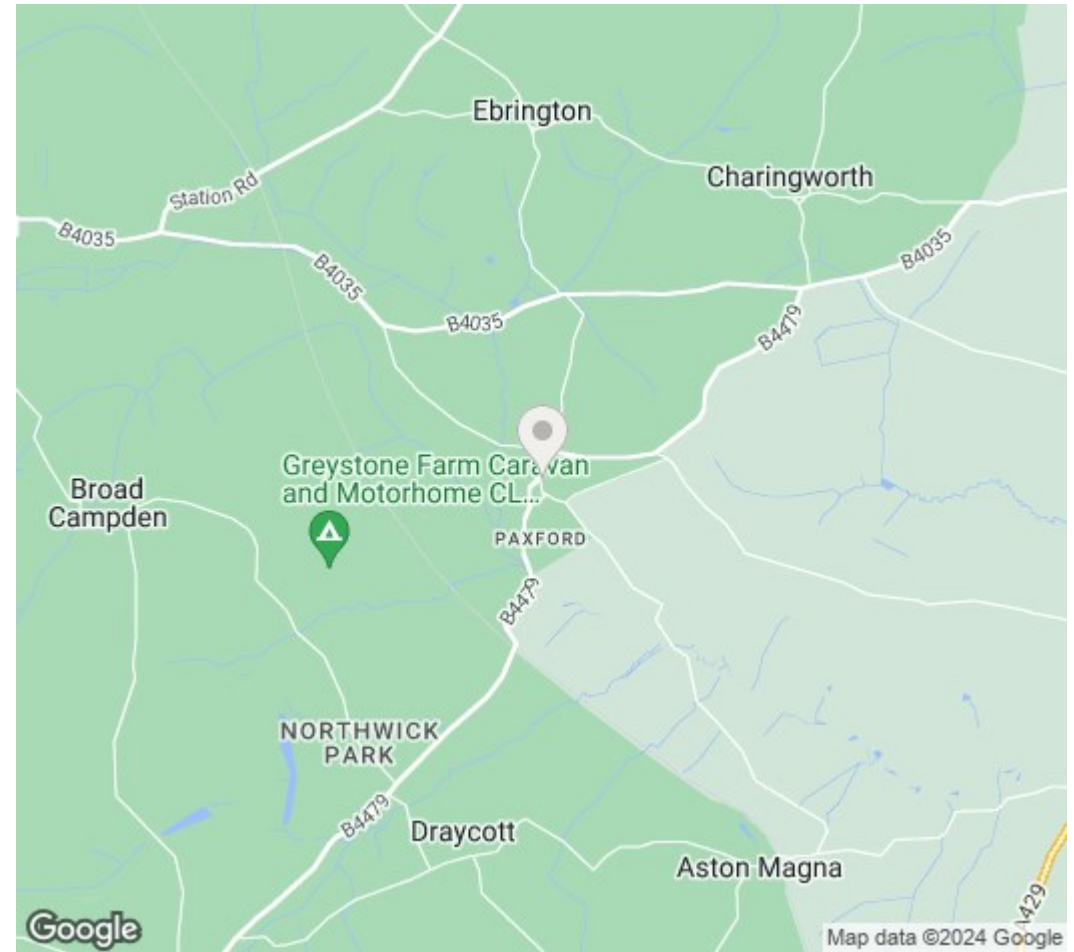


## Floor Plan

Total floor area 105.9 m<sup>2</sup> (1,140 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox





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