

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

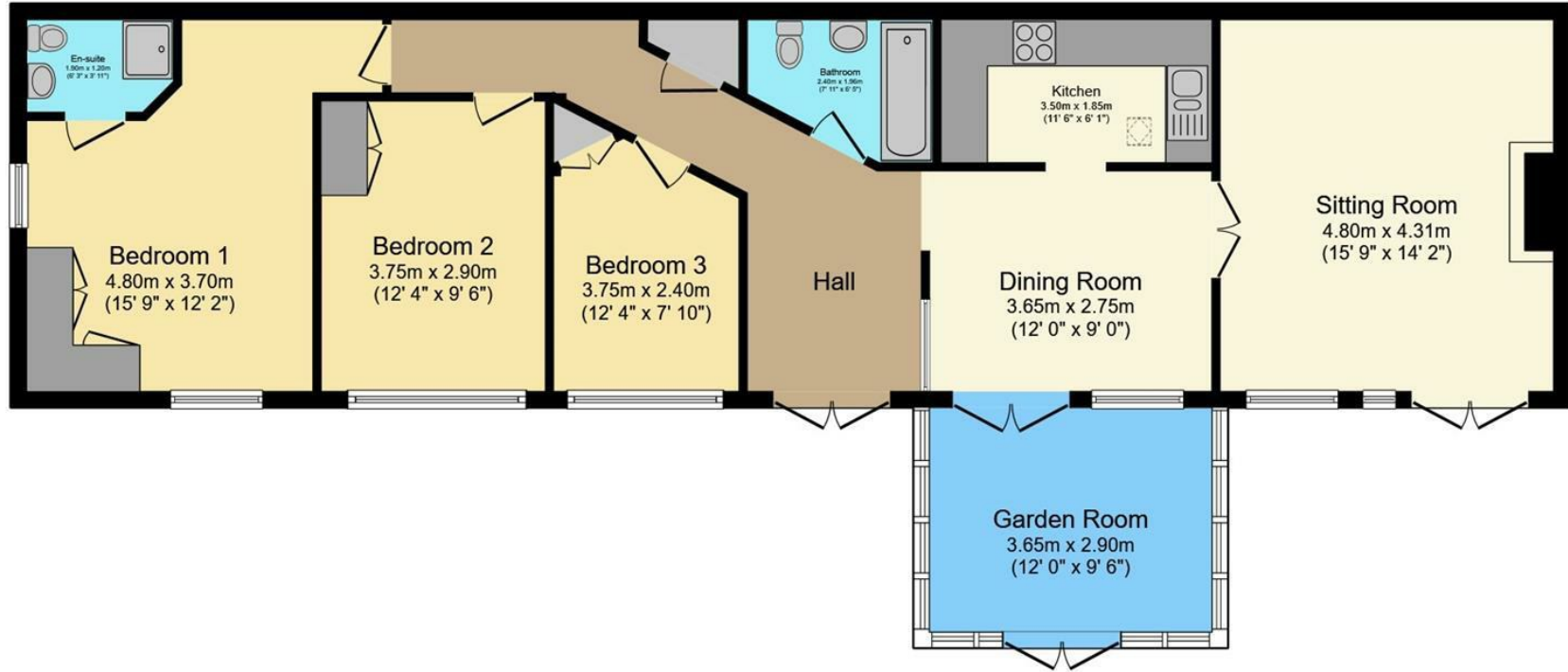
RIGHTS OF WAY: The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

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.



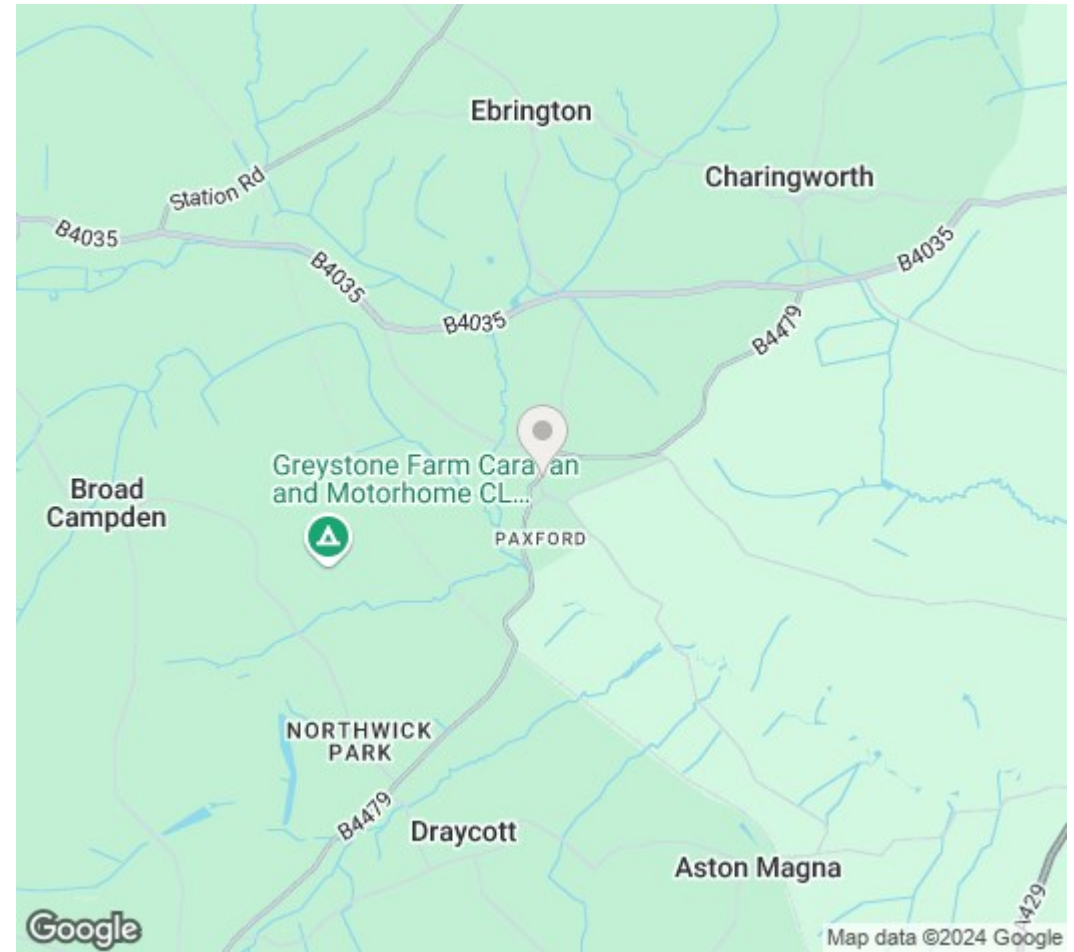


Floor Plan

Total floor area 105.9 m² (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





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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