

Peter Clarke



9 Catbrook, Chipping Campden, GL55 6DF

- Three bedroom semi detached home
- Remodelled and renovated by the current owner
- Open plan kitchen/living room
- Two shower rooms
- Driveway parking
- Large rear garden
- Studio and workshop



£450,000

Three bedroom semi detached home that has been thoughtfully remodelled and renovated by the current owner. Lovely open plan kitchen/living with wood burning stove, three bedrooms and two bathrooms. outside there is a long garden with a fully functional studio and a large shed/workshop both with power and light.

#### 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.

#### ACCOMODATION

The property has been remodelled so that the front door opens into a useful hallway. The ground floor shower room can also be used as a utility space, and there is a double bedroom with useful storage cupboard. The open plan kitchen/living room has a real wow factor and being dual aspect has bags of natural light. The fireplace has a wood burning stove. The kitchen area has a new range cooker and incorporates a useful island for cooking and socialising. On the first floor there are two double bedrooms and another shower room. Outside there is driveway parking to the front of the property, and side access leads to the rear garden which extends to approx. 171ft. There are mature fruit trees as well as raised vegetable beds. In addition there is a studio in the garden as well as a large shed/workshop, both of which have power and light.

#### 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 and is understood to lie in Band C.

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

VIEWING: By Prior Appointment with the selling agent.

#### AGENTS NOTE

Section 157 Housing Act 1985 - 9 Catbrook 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.



9 CATBROOK, CHIPPING CAMPDEN



Ground Floor    Approximate Gross Internal Area    First Floor

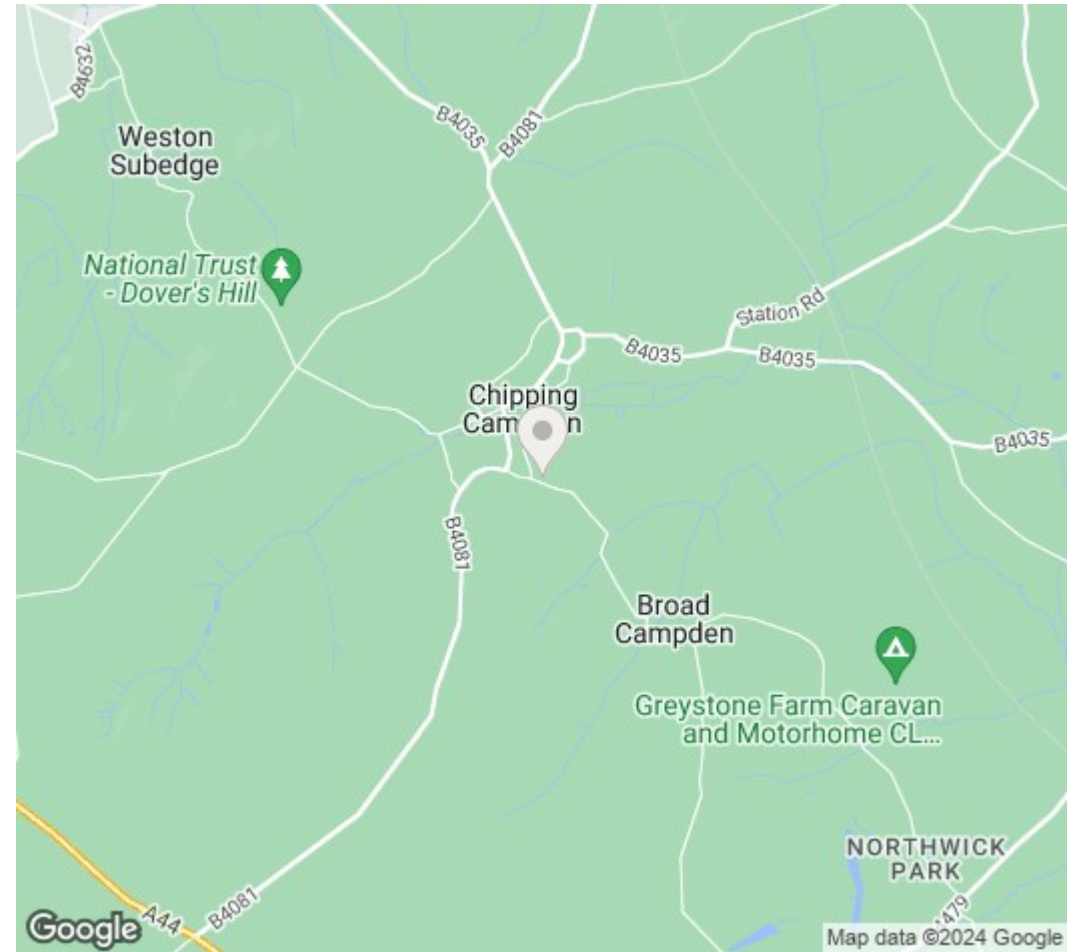
Ground Floor = 46.40 sq m / 500 sq ft

First Floor = 36.21 sq m / 390 sq ft

Total Area = 82.62 sq m / 890 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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serving South Warwickshire & North Cotswolds

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