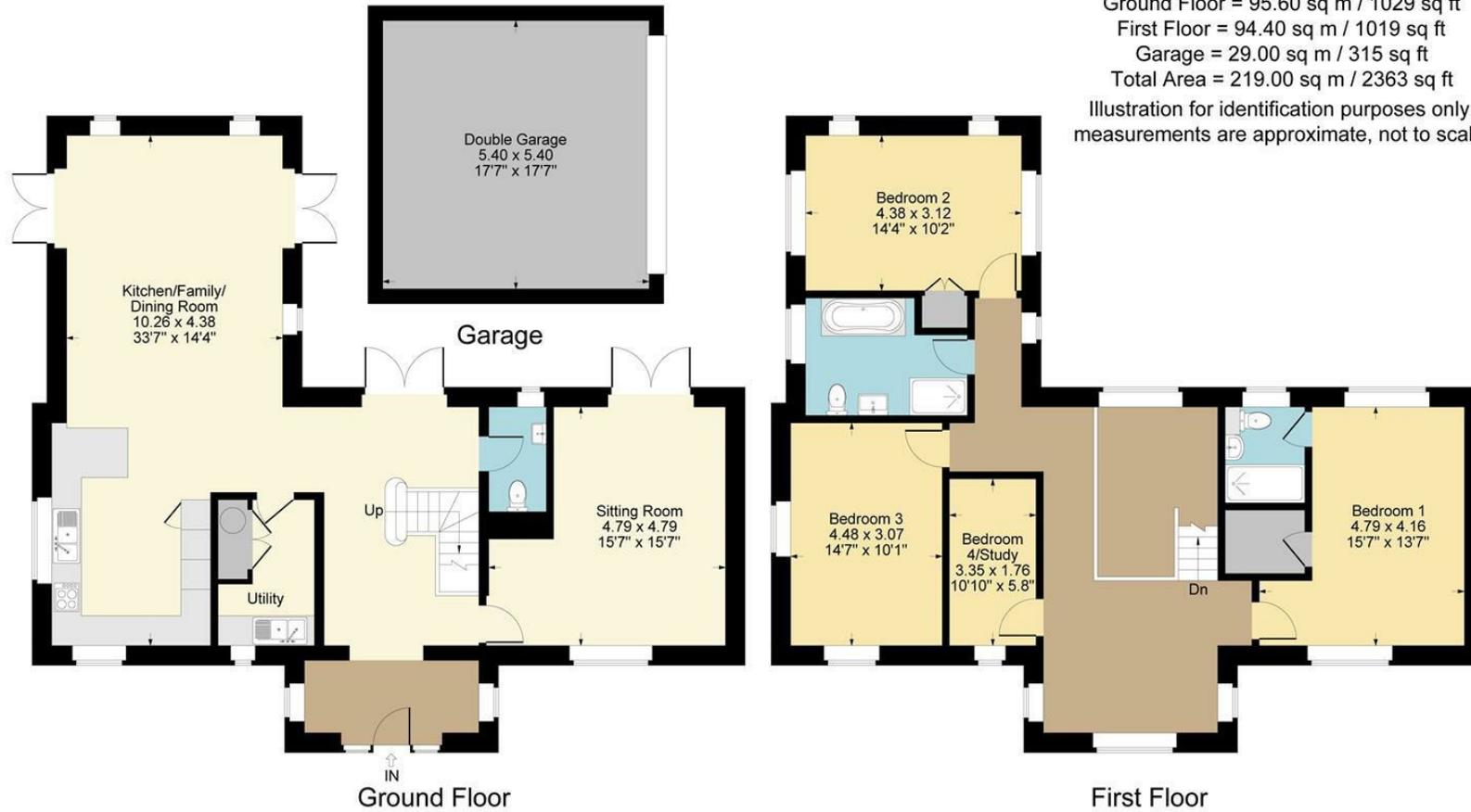


Peter Clarke



5 Lavender Drive, Chipping Campden, GL55 6EX

5 Lavender Drive, Chipping Campden



- Three/four bedroom detached home
- Light and airy hallway
- Sitting room
- Kitchen/dining/family room
- Utility and cloakroom
- Main bedroom with ensuite
- Family bathroom
- Lovely views over Chipping Campden
- Gardens wrap around the house
- Garage and driveway parking



£995,000

Light and airy detached home with open views. Large open hallway with feature staircase, sitting room and an open plan Kitchen/dining/family room. Three double bedrooms plus a study on the first floor, as well as ensuite and family bathroom. Outside there is driveway parking, large detached garage and gardens that wrap around the house.

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

HALL

The front door opens into a spacious hallway which has the feature staircase to the first floor and full height glazing on the rear wall.

SITTING ROOM

Dual aspect, with French doors opening onto the garden.

KITCHEN/DINING/FAMILY ROOM

Modern fitted kitchen with integrated appliances and breakfast bar. The rest of the space is flexible to be used as a social living space with two sets of French doors out to the gardens.

UTILITY

With sink and space for washing machine and tumble drier.

CLOAKROOM

W/c and hand basin

MAIN BEDROOM

Dual aspect double bedroom with a walk in wardrobe.

ENSUITE

W/c, hand basin and walk in shower.

BEDROOM 4/STUDY

Currently set up as an office space.

BEDROOM

Dual aspect double bedroom

BATHROOM

With separate shower, bath, w/c and hand basin

BEDROOM

Triple aspect double bedroom with fantastic views over Chipping Campden and beyond.

OUTSIDE

The driveway leads to the parking area which has space for a number of cars. The gardens wrap around the property, and are a blank canvass for someone green fingered to make something special. there is a lovely private patio area behind the property that catches the







sun. The garage is detached with an electric up and over door.

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 G.

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

VIEWING: By Prior Appointment with the selling agent.



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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