

Peter Clarke



The Plough Lower High Street, Chipping Campden, Gloucestershire, GL55 6DY

## The Plough, Chipping Campden



Approximate Gross Internal Area  
 Ground Floor = 85.40 sq m / 919 sq ft  
 First Floor = 48.77 sq m / 525 sq ft  
 Second Floor = 25.83 sq m / 278 sq ft  
 Total Area = 160.00 sq m / 1722 sq ft

Illustration for identification purposes only,  
 measurements are approximate, not to scale.



- Three bedroom character house
- Ideal for holiday let business or home
- Exposed beams and flagstone floors
- Dining Hall with inglenook fireplace, and Study/Library
- Kitchen/diner
- Sitting room with open fire
- Large south facing landscaped garden
- Main bedroom with ensuite
- Two further bedrooms and shower room
- NO ONWARD CHAIN



£775,000

A charming characterful Chipping Campden house. Currently run as a very successful holiday cottage with high occupancy and repeat guests. Very well maintained and presented property with a large enclosed landscaped garden. Equally versatile as a thriving holiday let business or as a beautiful Cotswolds home.

### 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 the

### DINING HALL

With inglenook fireplace, beams and beautiful flagstone floor.

### STUDY/LIBRARY

With built in bookshelves and storage.

### KITCHEN/DINER

With range cooker and integrated dishwasher, washing machine and double fridge.

### SITTING ROOM

Stunning inglenook open fire, oak floor and large mullioned picture windows overlooking the garden.

### CLOAKROOM

with w/c and hand basin.

### SHOWER ROOM

With walk in shower, w/c and hand basin.

### BEDROOM

#### MAIN BEDROOM

Light and spacious double bedroom with dressing room leading to the

#### EN SUITE BATHROOM

with bath, w/c, hand basin and heated towel rail.

#### BEDROOM

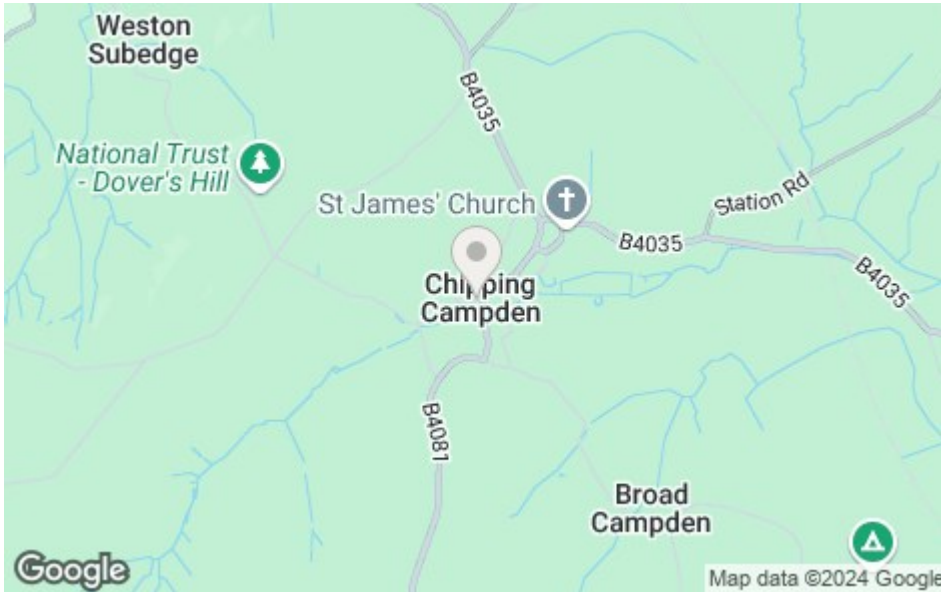
Top floor double bedroom with dressing area.

### OUTSIDE

There is a large enclosed and private garden which is south facing with a seating patio area. Beautifully landscaped and maintained. There is also a useful inner courtyard.







## 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. For domestic purposes the property is in Band E.

**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.



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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