

Peter Clarke



32 New Barrels Pitch, Chipping Campden, GL55 6FA

- Three double bedroom home
- Sitting room
- Kitchen/dining room
- Cloakroom
- Family bathroom and ensuite
- Landscaped rear garden
- Two parking spaces
- No onward chain
- Fixtures & fittings available to purchase



£575,000

Beautiful three double bedroom home with parking and garden. The property has been stylishly presented by the current owners, and is an ideal lock up and leave. Sitting room, kitchen/diner, cloakroom all on the ground floor. Three bedrooms, family bathroom and ensuite on the first floor. Landscaped rear garden and two parking spaces.

#### CHIPPING CAMPDEN

A historic market town, known for its beautiful high street and traditional Cotswold architecture, Chipping Campden is a fantastic place to call home. There is a good range of shops, 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 mainline 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 spacious sitting room with stairs to the first floor. The Kitchen/diner is to the rear with integrated Siemens appliances and French doors out to the garden. There is also a cloakroom and useful under stairs storage cupboard. On the first floor there is a good size landing with airing cupboard. Three bedrooms all take a double bedroom and luxury bathroom. The main bedroom also has fitted wardrobes and an ensuite. Outside the rear garden has been landscaped and there are two allocated parking spaces.

#### 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.

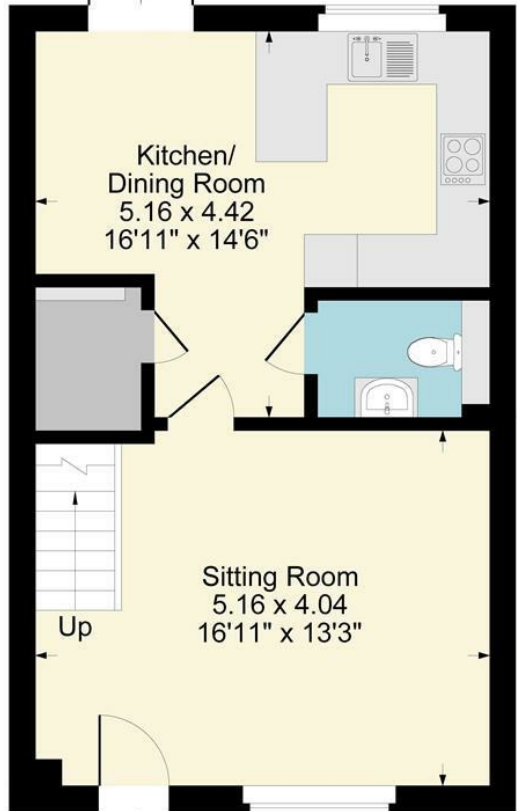
**COUNCIL TAX:** Council Tax is levied by the Local Authority and is understood to lie in Band E.

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

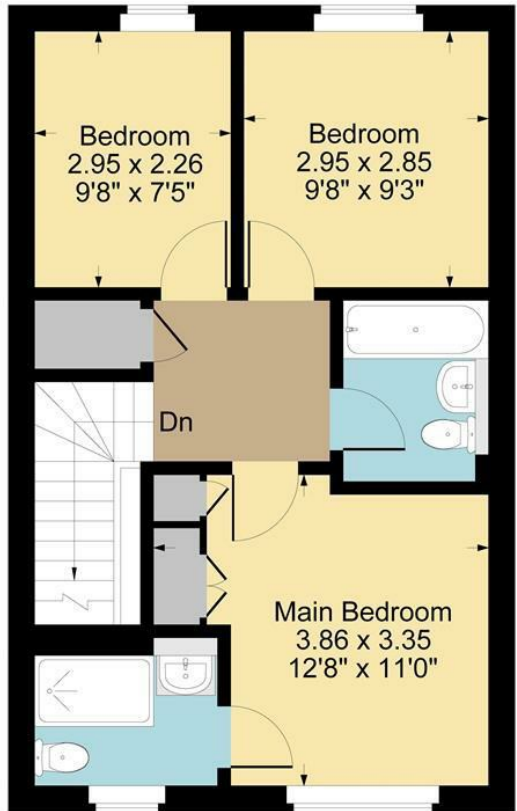
**VIEWING:** By Prior Appointment with the selling agent.



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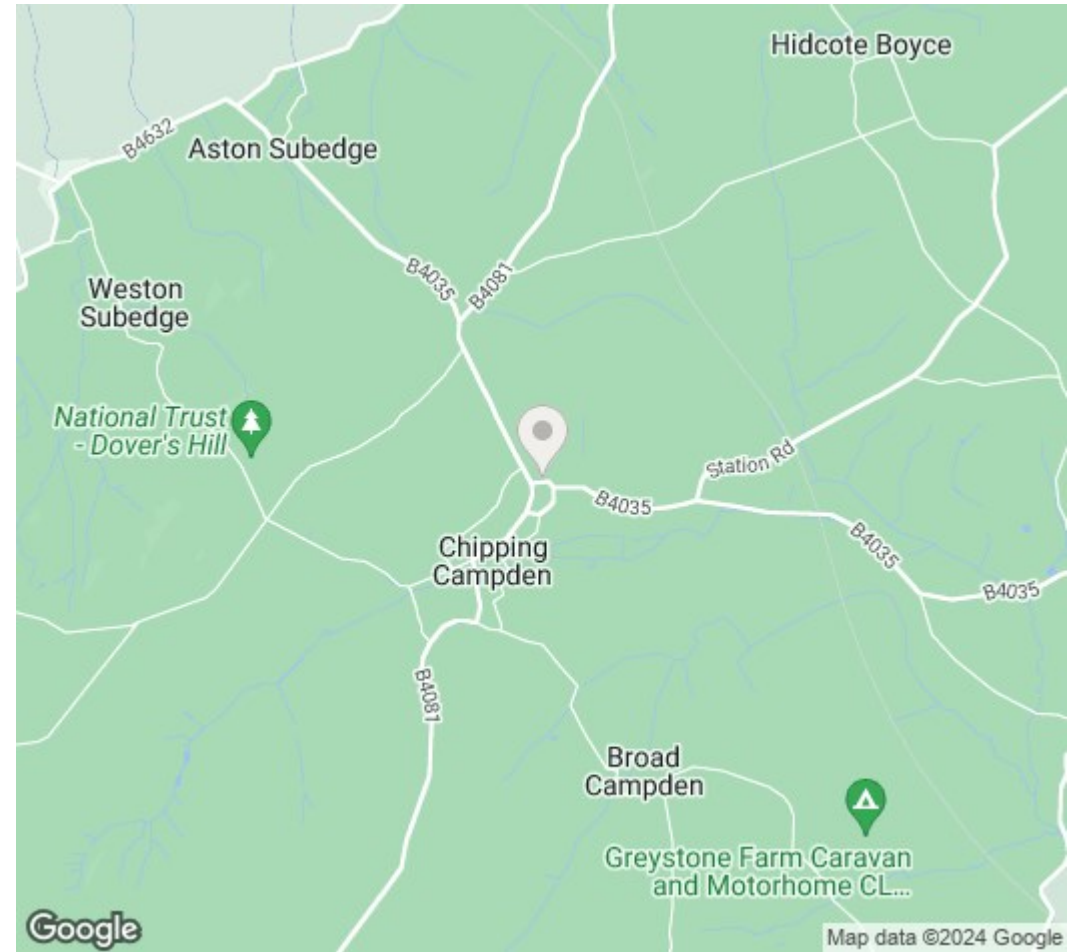
↑ IN  
Ground Floor



First Floor

Approximate Gross Internal Area  
 Ground Floor = 45.45 sq m / 489 sq ft  
 First Floor = 45.45 sq m / 489 sq ft  
 Total Area = 90.90 sq m / 978 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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