

Peter Clarke



Rowan House Pages Piece, May Lane, Ebrington, Chipping Campden, Gloucestershire,

- Four bedroom detached home
- Two ground floor bedrooms
- Kitchen/diner with integrated appliances
- Sitting room with doors to the garden
- Two first floor bedrooms
- Family bathroom, ensuite and cloakroom
- Front and rear gardens
- Driveway parking



£650,000

Four bedroom detached home. With two double bedrooms on the ground floor as well as kitchen/diner and sitting room, this property defines the term flexible accommodation! Two further double bedrooms and family bathroom on the first floor. Driveway parking, enclosed rear garden and countryside views. No onward chain.

EBRINGTON

with its picturesque charm is situated on the northern edge of the Cotswold Hills. Known locally as 'Yubberton' it boasts a village green, a village hall and a C of E primary school. The Norman church, St Eadburgha is tucked away in the heart of the village and the Ebrington Arms public house which overlooks the green has won numerous awards. For everyday shopping needs there is Chipping Campden (2.5 miles) and Shipston on Stour (6 miles) and larger shopping, sporting and cultural centres are Stratford-upon Avon (12 miles) and Cheltenham (24 miles). The nearby town of Moreton in Marsh (8 miles) provides a trainline to London Paddington.

ACCOMMODATION

Hallway with doors off to principal rooms, On the ground floor there are two double bedrooms, one with ensuite and the other with doors opening onto the garden. In addition there is a cloakroom, Kitchen/diner with integrated appliances, and a spacious sitting room with doors onto the garden.

On the first floor there are two further double bedrooms and a family bathroom with bath and separate shower cubicle.

Outside there is driveway parking and a front garden laid to lawn. The rear garden is fully enclosed and has a spacious patio area for entertaining with the remainder laid to lawn.

GENERAL INFORMATION

TENURE: The property is understood to be freehold. This should be checked by your solicitor before exchange of contracts.

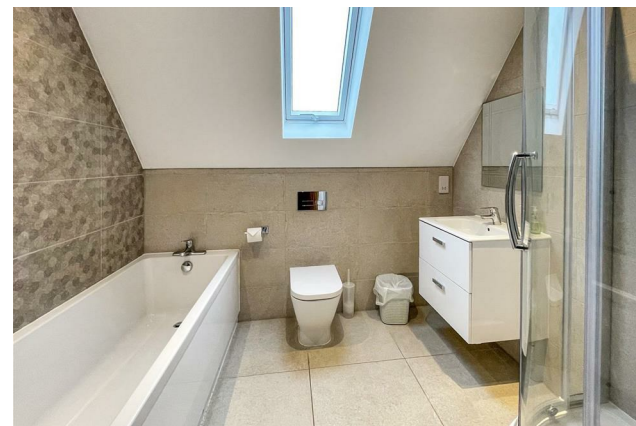
SERVICES: We have been advised by the vendor that mains gas, electricity, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts.

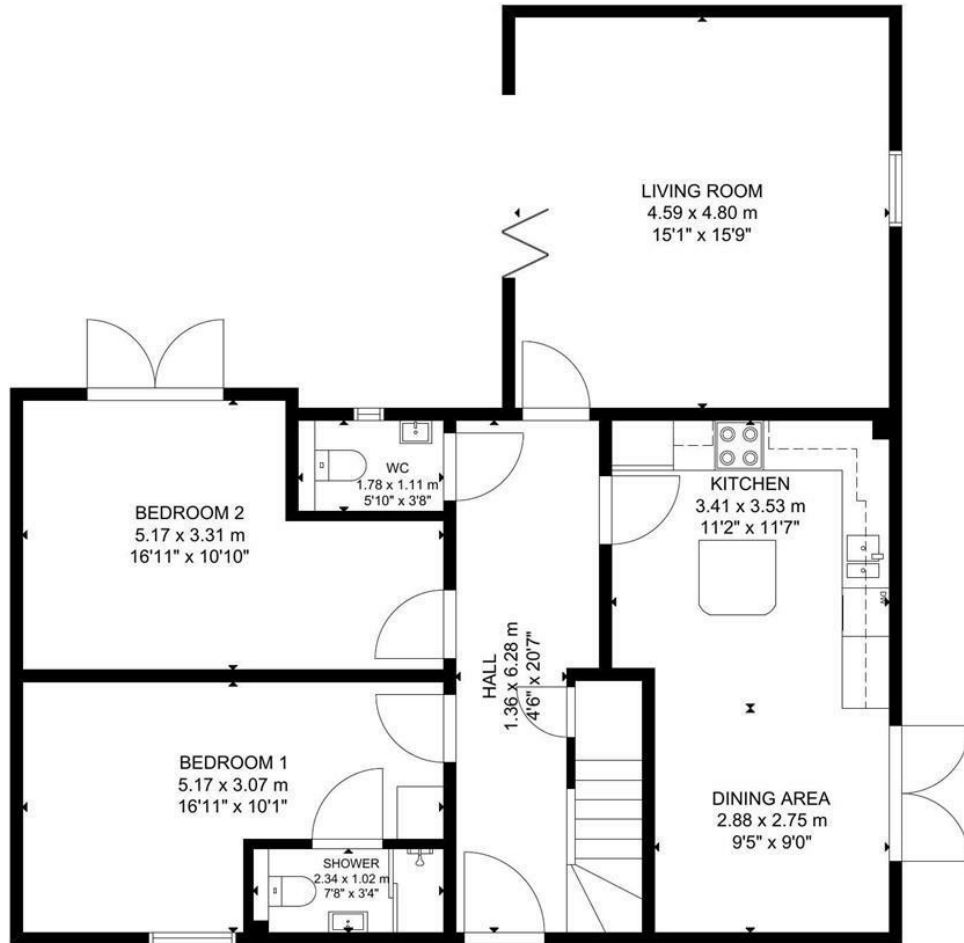
RIGHTS OF WAY: The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

COUNCIL TAX: Council Tax is levied by the Local Authority. As the property is holiday let it is assessed under business rates.

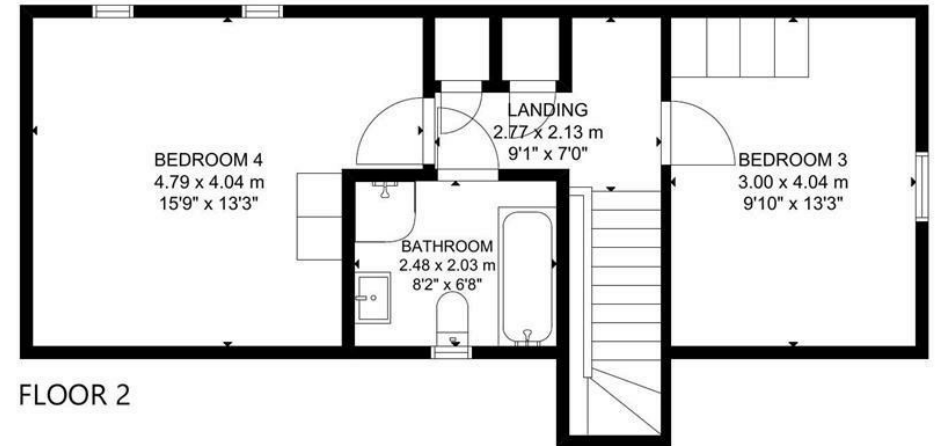
CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: b. A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the selling agent.





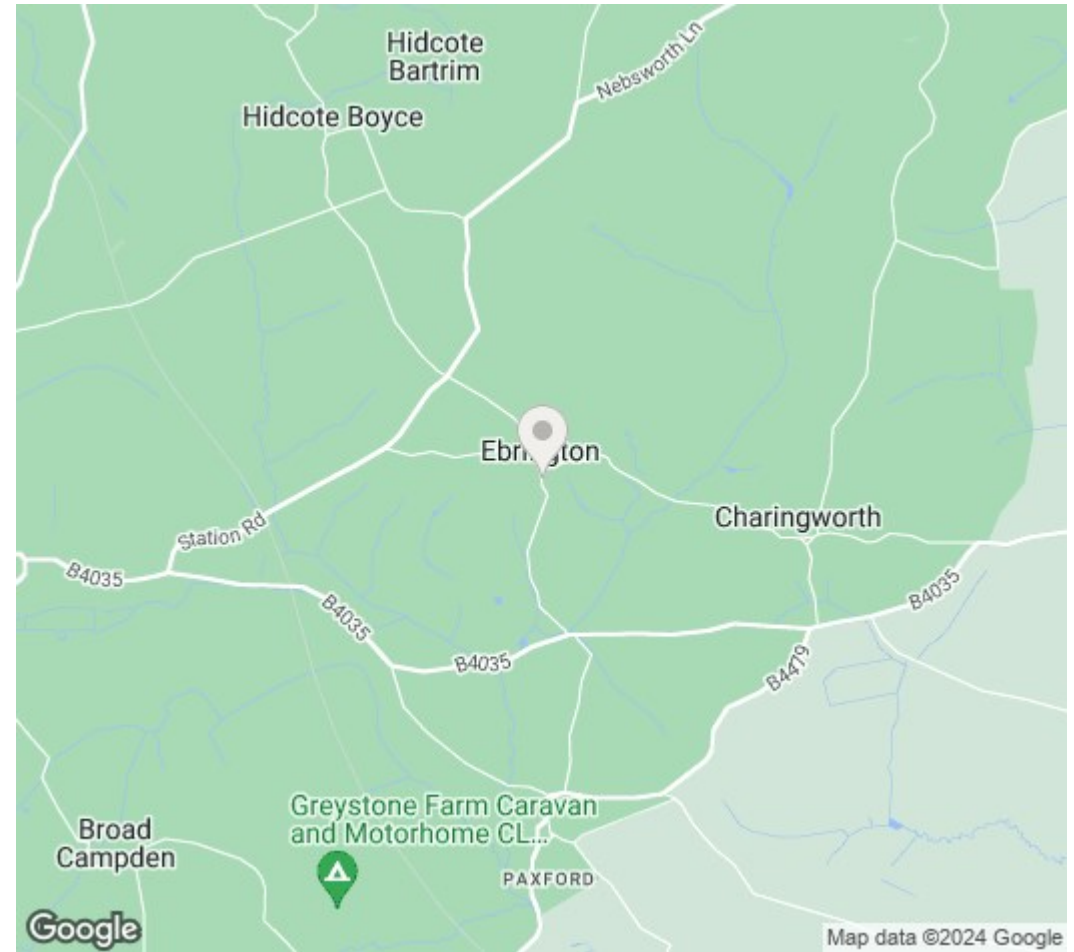
FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
 TOTAL: 1,456 sq ft/ 135 m²
 FLOOR 1: 972 sq ft/ 90 m², FLOOR 2: 484 sq ft/ 45 m²
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





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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Grafton House High Street, Chipping Campden, Gloucestershire, GL55 6AT
01386 770044 | campden@peterclarke.co.uk | www.peterclarke.co.uk

