

Peter Clarke



Castle Keep Station Road, Chipping Campden, Gloucestershire, GL55 6JD

Castle Keep, Chipping Campden



Approximate Gross Internal Area
 Ground Floor = 125.69 sq m / 1353 sq ft
 First Floor = 91.81 sq m / 988 sq ft
 Total Area = 217.50 sq m / 2341 sq ft
 Illustration for identification purposes only,
 measurements are approximate, not to scale.



- Cotswold stone detached home
- Stylish kitchen dining family room
- Sitting room with wood burning stove
- Plenty of storage
- Utility and cloakroom
- Four double bedrooms
- Family bathroom and ensuite
- Driveway parking
- Garden with entertaining space



Price Guide £955,000

A beautifully presented Cotswold stone four bedroom detached house within walking distance of Chipping Campden High Street. Attractively set away from the road behind trees and hedgerow the property has a large driveway and garden to the rear and side. The highlight is the open plan, modern kitchen, dining and family area that has bi-fold doors opening out on to a large walled seating area, planted with herbs and a central feature fire pit, perfect for entertaining. The large sitting room with wood burning stove, has windows to the front and rear and double doors opening out on to the side garden that wraps around the house. On the first floor there is a galleried landing leading to four double bedrooms, ensuite and family bathroom.

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

HALLWAY

The front door opens into a porch area with door off into the cloakroom with WC and hand basin. A door then opens into the main hall with useful storage cupboard, doors off principal rooms and stairs to the first floor.

SITTING ROOM

French doors open from the hallway into this lovely triple aspect room with wood burning stove.

KITCHEN/DINING/FAMILY ROOM

This room has been extended into the garage area in order to create a large spacious family space. There is a modern kitchen with Miele integrated appliances including oven, hob, microwave, wine cooler and

Quooker boiling tap. Bifold doors open out onto the rear garden.

STUDY

A useful space located on the ground floor with views over the garden.

UTILITY

With a range storage cupboards, space for washing machine, tumble dryer and door out to the garden.

BEDROOM

A spacious double bedroom with views over the garden,

BEDROOM

Double bedroom with views to the front

FAMILY BATHROOM

Luxury bathroom with separate shower cubicle, bath, WC and wash hand basin.

BEDROOM

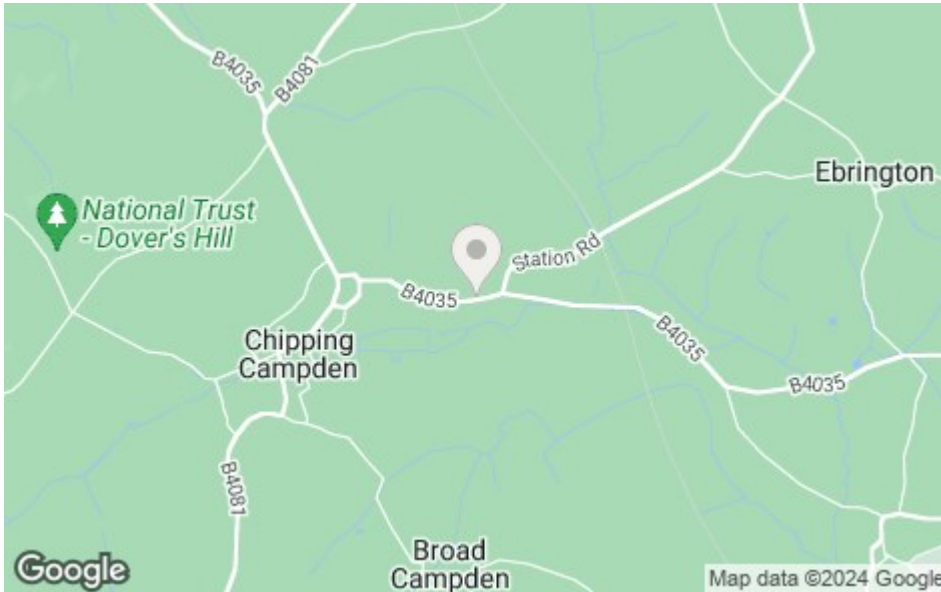
Dual aspect double bedroom with built in wardrobe.

MAIN BEDROOM

Spacious double bedroom with built in wardrobes leading through to a dressing room then on to the luxury ensuite with his and hers wash basin, WC and walk in shower.







OUTSIDE

To the front of the property there is driveway parking for a number of cars. The gardens then wrap around the house on three sides with different seating areas and lawns. Directly outside the kitchen area is a patio area with seating and a mains gas fireplace for entertaining.

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 and is understood to lie in Band F.

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.



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.





Multi-award winning offices
serving South Warwickshire & North Cotswolds

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

Peter Clarke

