

Peter Clarke



4 Grafton Mews, High Street, Chipping Campden, GL55 6BW

- 3 bedroom cottage
- Currently run as a holiday let
- Kitchen diner
- Sitting Room
- Cloakroom
- 3 bedrooms
- Family bathroom and en-suite
- Garage and off road parking



£499,000

Three bedroom cottage located in a quiet location just behind the High Street with the added benefit of off street parking. The property comprises of a kitchen diner, sitting room and cloakroom on the ground floor, with three bedrooms on the first floor, the main bedroom having an en-suite and a family bathroom. Outside there is a courtyard garden with a single garage en-block and parking.

#### 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 to the hallway with doors off to the principle rooms and stairs to the first floor. The kitchen diner with appliances, has space for a table and chairs, a useful cloakroom and the sitting room with feature fireplace with views out to the courtyard. On the first floor there is a main bedroom with en suite shower room, two further bedrooms and a family bathroom. Outside there's a courtyard garden which is low maintenance plus there is a useful single garage block with a parking space.

#### 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.

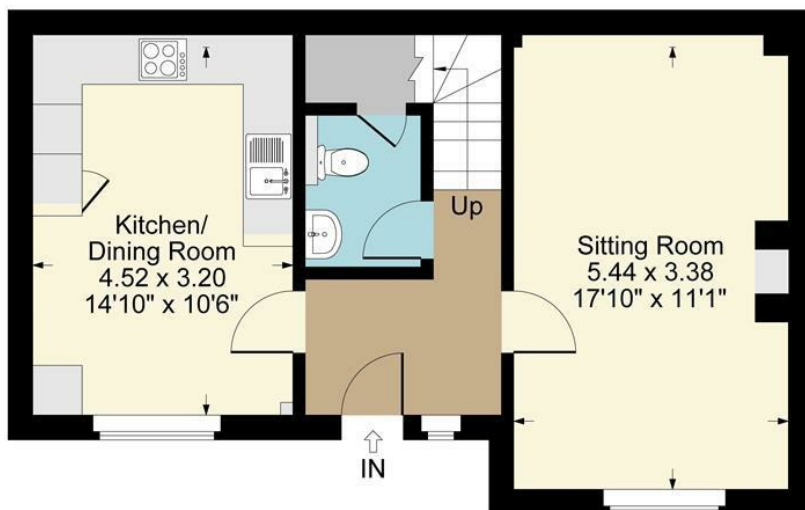
**COUNCIL TAX:** Council Tax is levied by the Local Authority, as this property is currently a holiday let, there is no banding allocated, although it is understood that neighbouring properties are Band E.

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

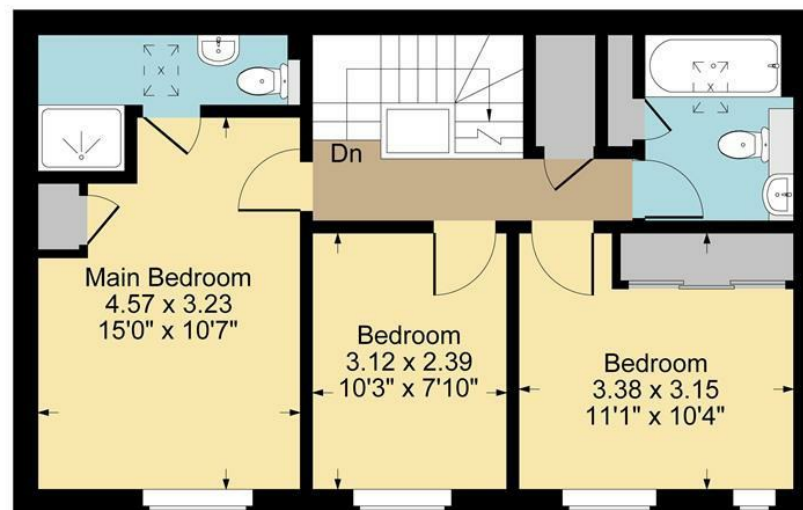
**VIEWING:** By Prior Appointment with the selling agent.



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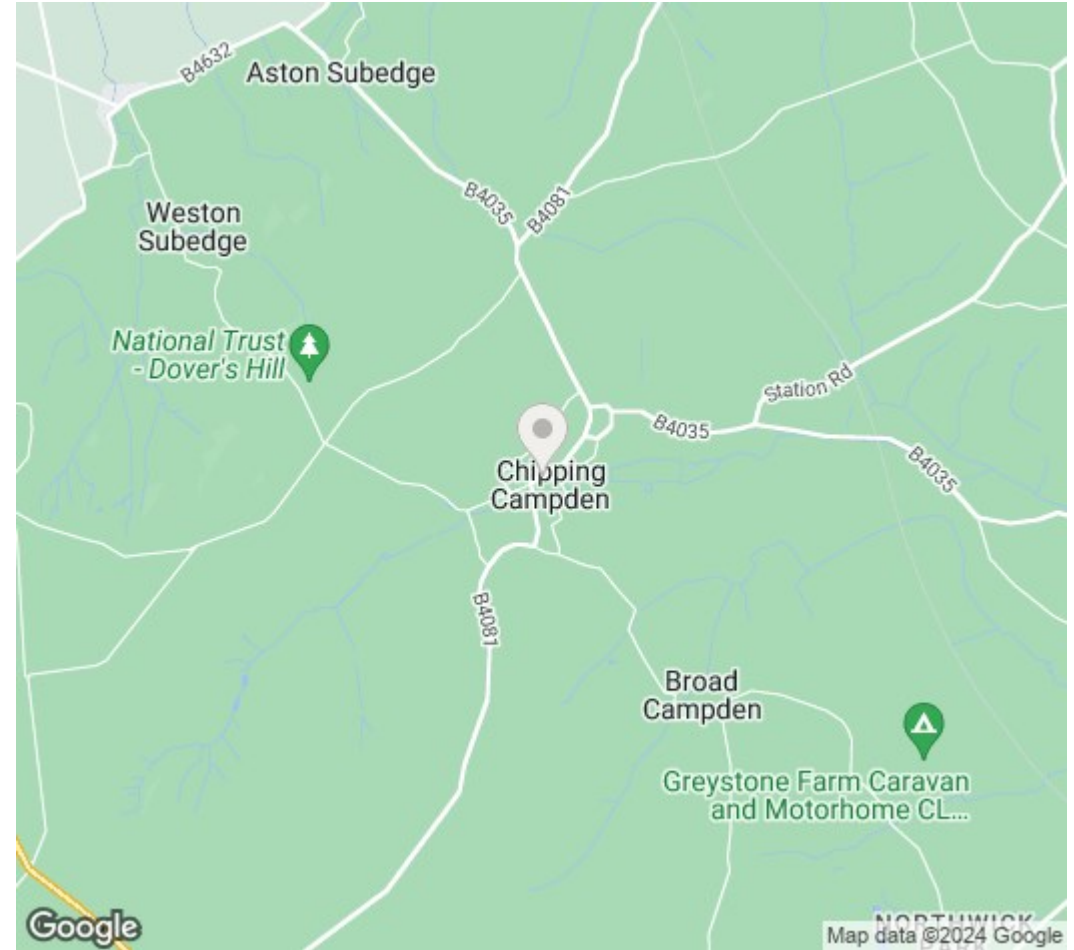
Ground Floor



First Floor

Approximate Gross Internal Area  
Ground Floor = 46.54 sq m / 501 sq ft  
First Floor = 51.93 sq m / 559 sq ft  
Total Area = 98.47 sq m / 1060 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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