

Peter Clarke



Wake Cottage Leysbourne, Chipping Campden, Gloucestershire, GL55 6HL



- Two-bedroom character cottage
- Two reception rooms both with fireplaces
- Kitchen
- Family bathroom and en-suite
- Pretty cottage garden to the rear
- Useful outbuilding
- No onward chain



£575,000

Grade II Listed two-bedroom character cottage located in the heart of chipping Camden with two reception rooms, kitchen, 2 bedrooms, family bathroom and en-suite. To the rear there's a beautiful cottage garden with a stone outbuilding available with no onward chain.

#### 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 sitting room which has an inglenook fireplace with a gas fire and stairs rising to the first floor. The second reception room also has a gas fire and exposed beams currently which is used as a dining room. There's a kitchen to the rear with a range of wooden base units and a door out to the rear garden. On the first floor there are two double bedrooms, the main having an en-suite shower room as well as a family bathroom. Outside is a lovely cottage garden with a range of shrubs and spring flowers and a useful outside utility building.

#### 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.

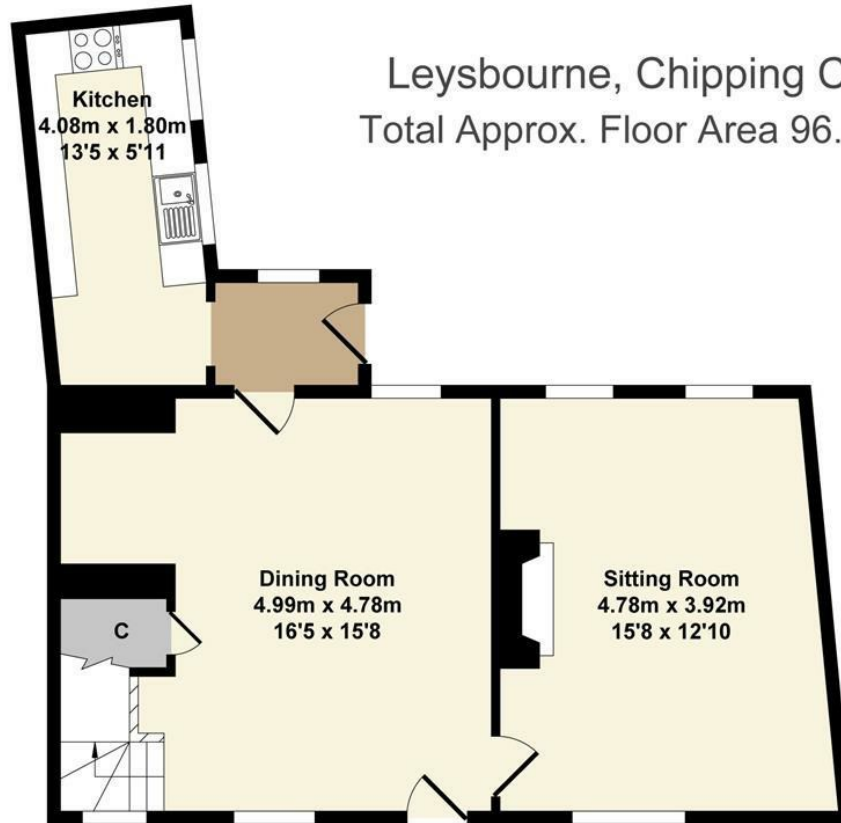
**COUNCIL TAX:** Council Tax is levied by the Local Authority and is understood to lie in Band E.

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

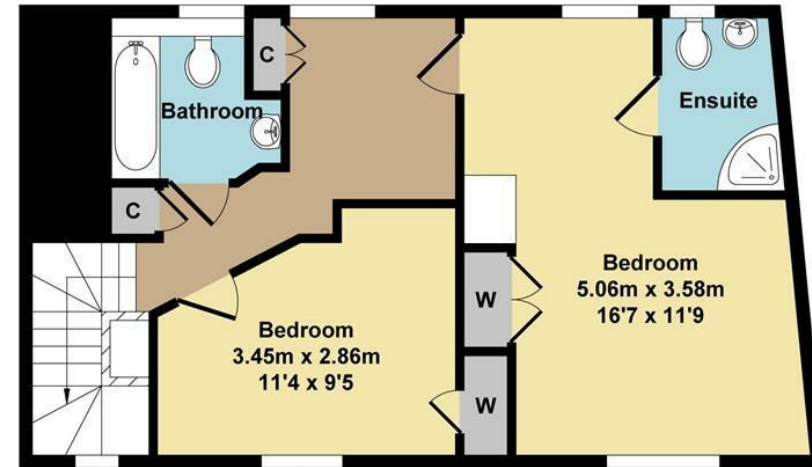
**VIEWING:** By Prior Appointment with the selling agent.



Leysbourne, Chipping Campden, GL55 6HL  
 Total Approx. Floor Area 96.40 Sq.M. (1038 Sq.Ft.)



Ground Floor  
 Approx. Floor Area  
 52.0 Sq.M.  
 (560 Sq.Ft.)

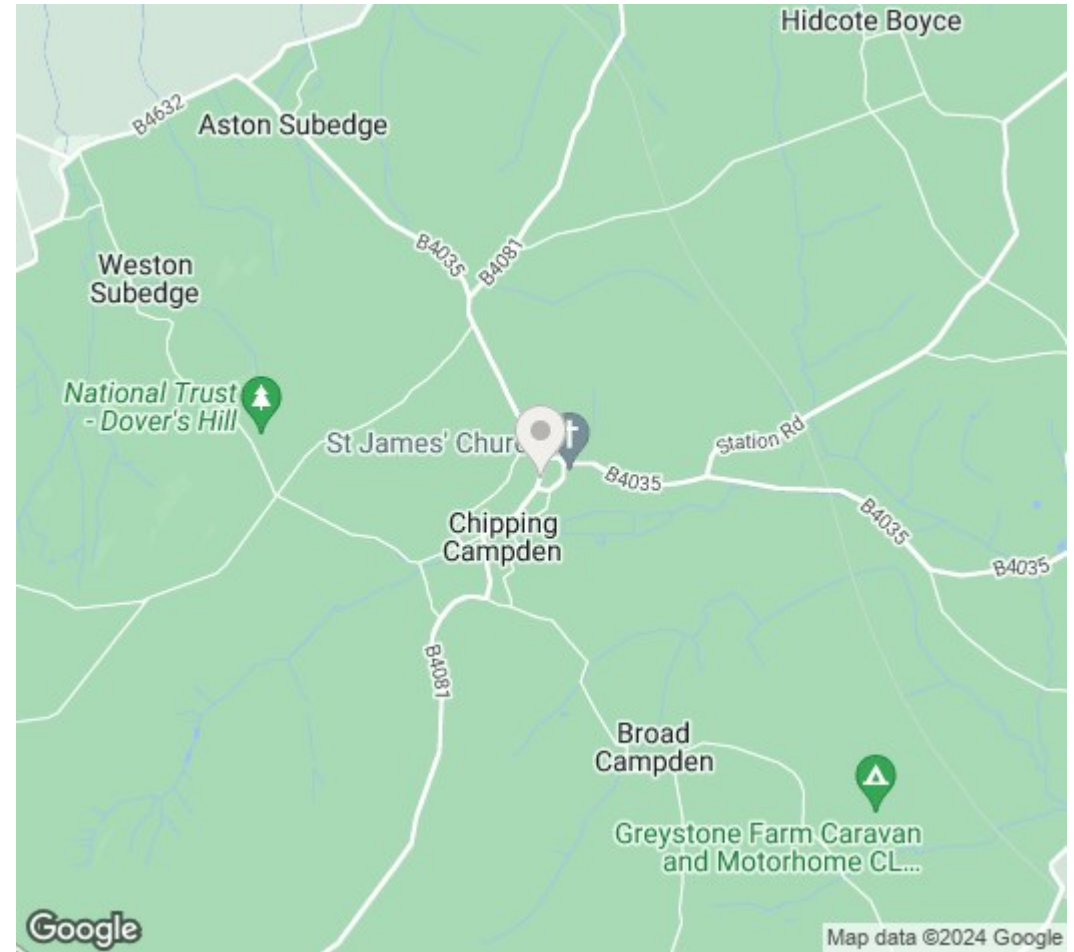


First Floor  
 Approx. Floor Area  
 44.40 Sq.M.  
 (478 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.







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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