

Peter Clarke



21 Berrington Road, Chipping Campden, Gloucestershire, GL55 6JA

- Four bedroom extended semi detached
- Sitting Room
- Open plan kitchen dining living space
- Large conservatory
- Utility/boot room
- En-suite and family bathroom
- Open views to the back



Asking Price £450,000

Four bedroom extended home with large garden and open views. On the ground floor there is an open plan kitchen dining room, sitting room, conservatory and utility/boot room. On the first floor there are four bedrooms, a family bathroom and en-suite. Outside there is driveway parking and side access to the large rear garden which overlooks fields.

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 an open plan kitchen dining family space with integrated appliances and stairs to the first floor, doors lead to the boot room and another out to the garden. The sitting room leads into the large conservatory with views over the garden. On the first floor there are four bedrooms, an ensuite and a family bathroom with separate shower and freestanding bath. Outside there is driveway parking with side access and a large rear garden which backs onto countryside.

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 D.

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

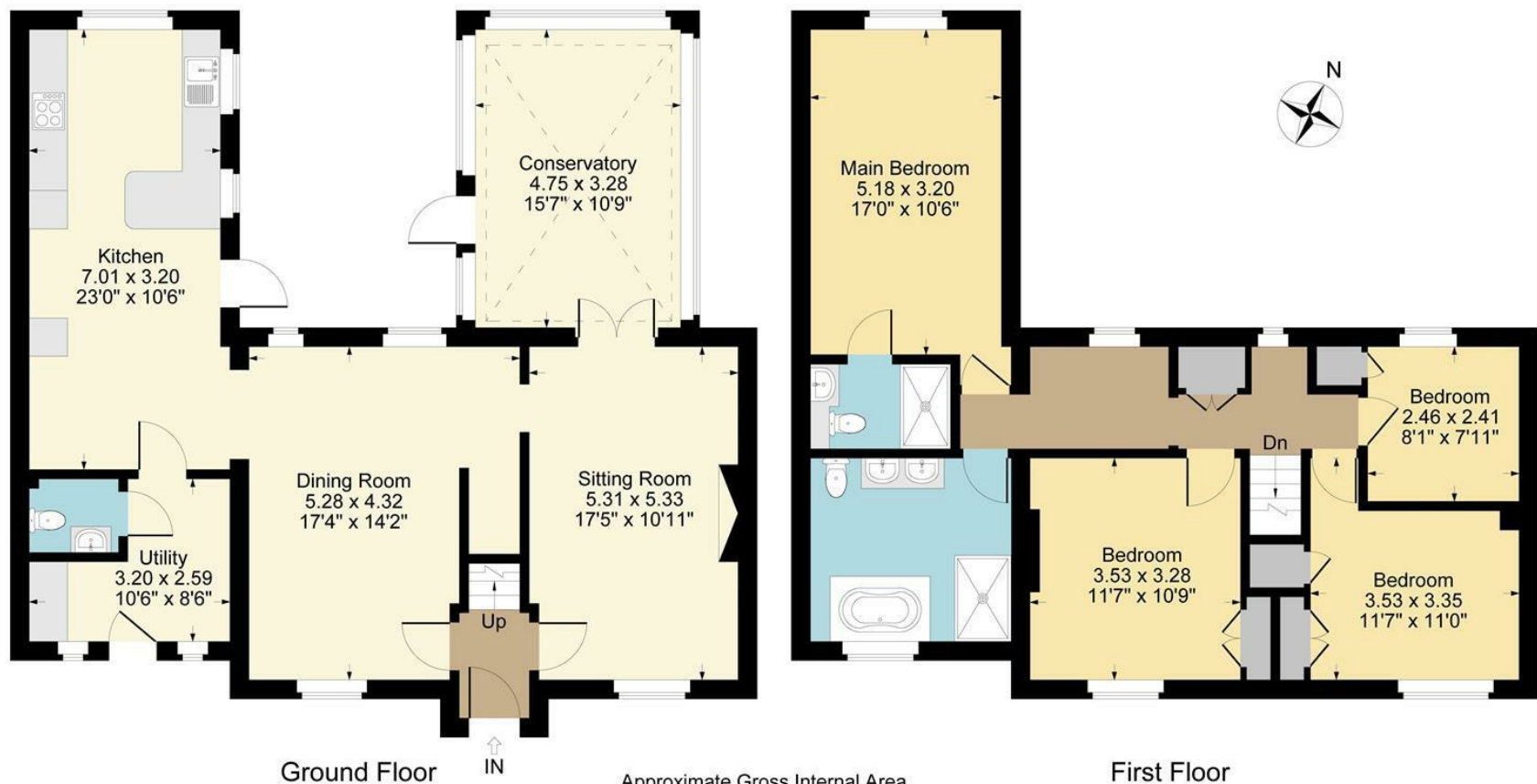
VIEWING: By Prior Appointment with the selling agent.

SECTION 157

Section 157 Housing Act 1985 - 21 Berrington Road was formerly part of the local authority housing stock and as such contains a restrictive covenant which requires consent to purchase from the local authority. It is understood that any purchaser (or tenant) who has lived and worked within Gloucestershire or the Cotswold Area of Outstanding Natural Beauty for at least the last three years immediately prior to the purchase or rental, would qualify for automatic consent. Other applications may be considered on merit following a minimum of 8 weeks marketing on the Council's website.

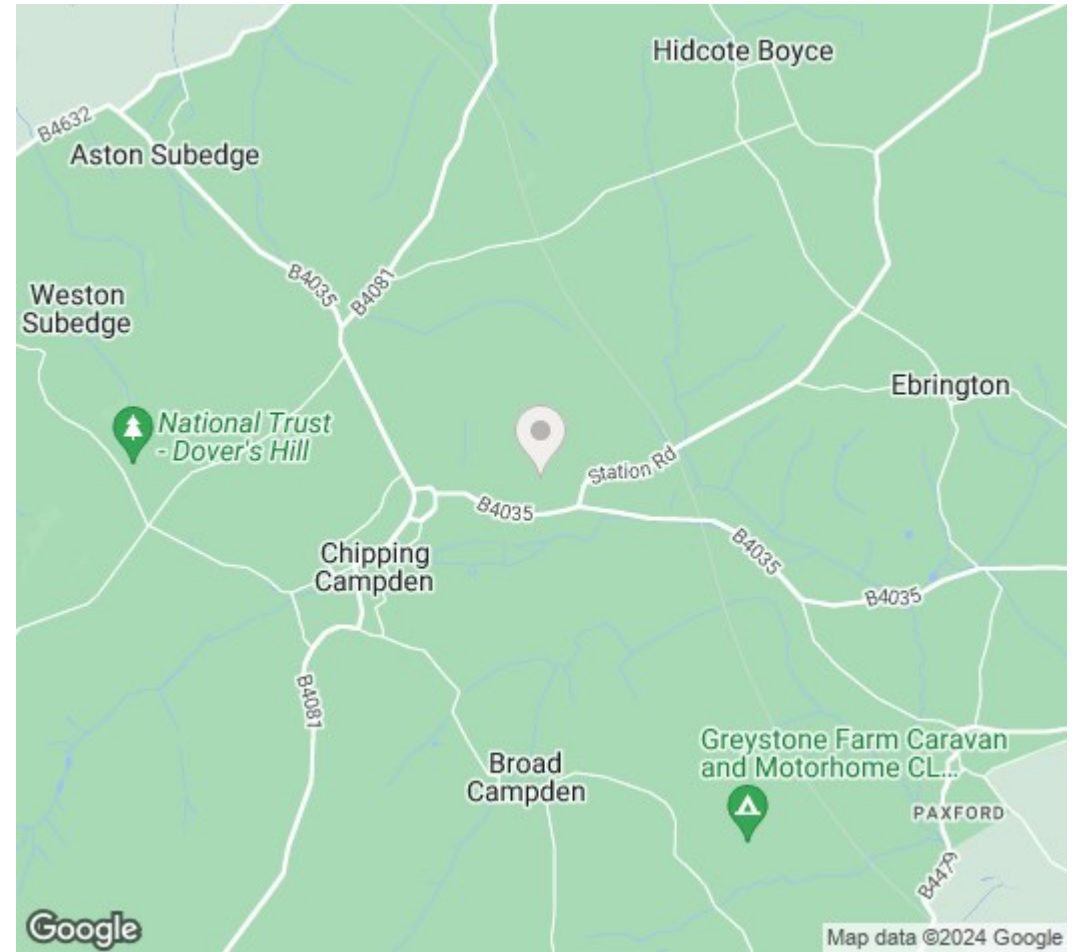


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Approximate Gross Internal Area
 Ground Floor = 90.51 sq m / 974 sq ft
 First Floor = 73.24 sq m / 788 sq ft
 Total Area = 163.75 sq m / 1762 sq ft
 Illustration for identification purposes only,
 measurements are approximate, not to scale.





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.

Multi-award winning offices
serving South Warwickshire & North Cotswolds

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