

Peter Clarke



24 Poplars Close, Chipping Campden, GL55 6EN

- Two bedroom home
- Renovated by the current owners
- Open plan kitchen/dining/living room
- Study
- Utility and ground shower room
- Main bedroom with dressing area
- Luxury bathroom with walk in shower
- Second bedroom with fitted wardrobes and countryside views
- Driveway parking
- Garden ideal for entertaining



£499,000

Immaculate two bedroom home which has been tastefully renovated by the current owners. Open plan kitchen/dining/living room, study, shower room and utility all on the ground floor. On the first floor there are two double bedrooms and a luxury shower room. Outside is a spacious low maintenance rear garden and driveway parking to the front.

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 a spacious hallway with stairs to the first floor. The shower room has been remodelled and upgraded to make better use of the space. The kitchen/dining/living room is a social open plan space with a modern fitted kitchen and views out over the garden. The garage has been converted into a study again looking out onto the garden, and a useful utility room. On the first floor there are two double bedrooms both with fitted wardrobes, and the main bedroom having a dressing area. The bathroom has been upgraded into a luxury shower room with large walk in shower. Outside there is driveway parking for several cars. The rear garden is larger than expected and has been landscaped to be a low maintenance entertaining space. There is a rear gate giving access into the passageway for taking out rubbish.

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: TBC. A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the selling agent.

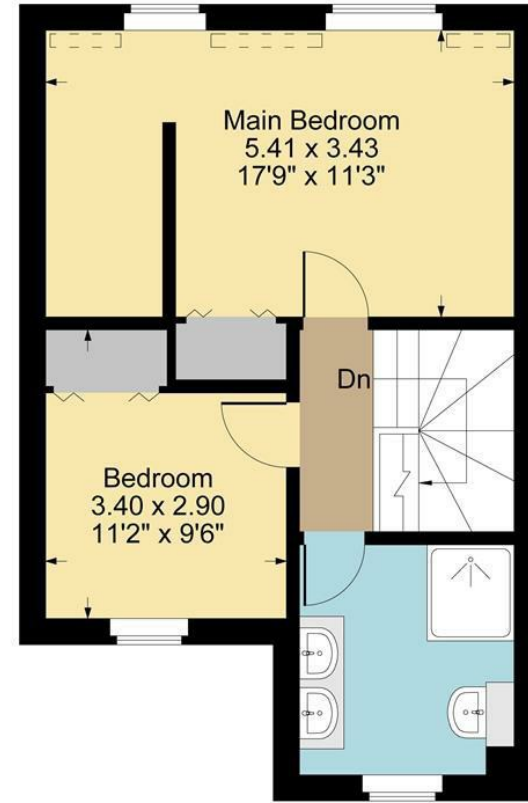


24 Poplars Close, Chipping Campden

Approximate Gross Internal Area
Ground Floor = 65.10 sq m / 701 sq ft
First Floor = 42.36 sq m / 456 sq ft
Total Area = 107.46 sq m / 1157 sq ft
Illustration for identification purposes only,
measurements are approximate, not to scale.

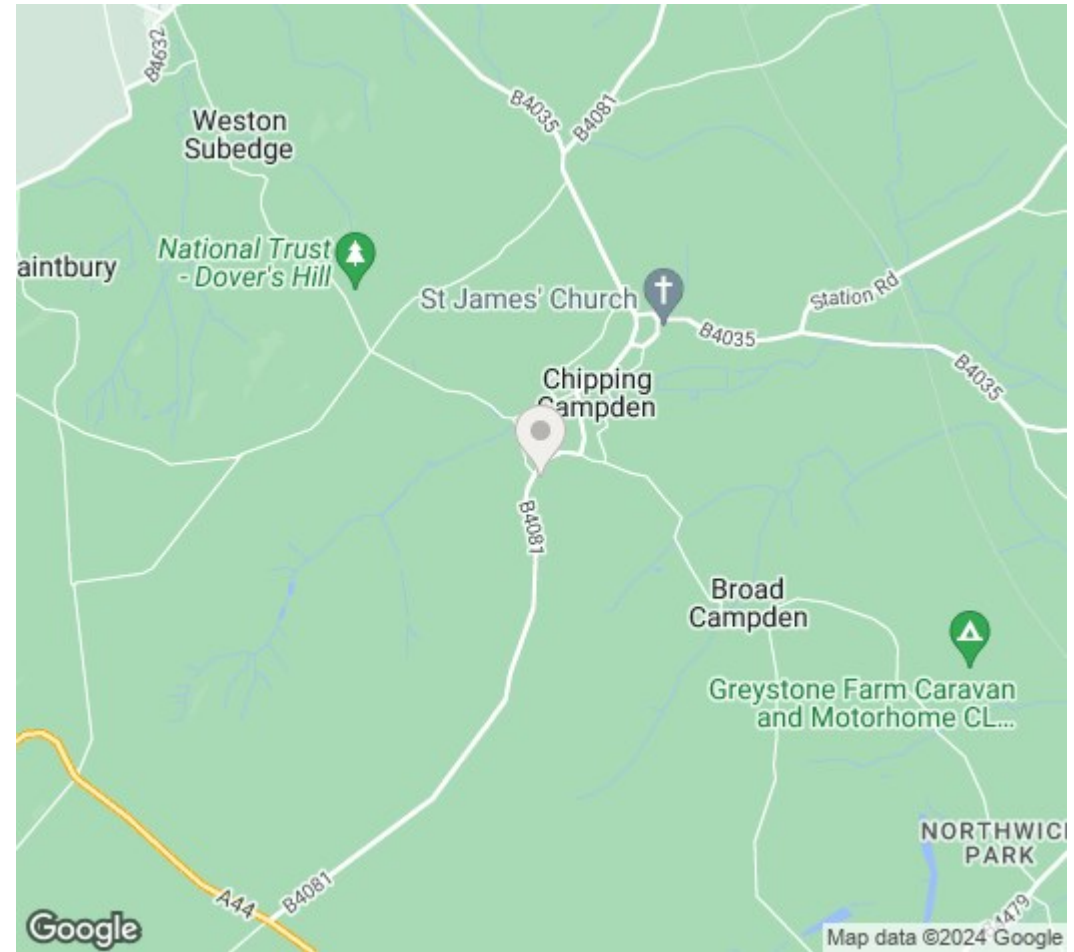


Ground Floor



First Floor





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Multi-award winning offices
serving South Warwickshire & North Cotswolds

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