



Peter Clarke

Poplar House 2 Pages Piece, May Lane, Ebrington, Chipping Campden,



- 4 Bedroom Cotswold Stone Property
- Beautiful location with countryside views
- Shower room, en-suite bathroom and upstairs bathroom
- Kitchen/dining room & Utility
- living room
- 2 ground floor double bedrooms
- 2 first floor double bedrooms
- Desirable village location
- No Chain
- Viewing recommended to appreciate accommodation on offer



£775,000

Beautifully presented 4 bedroom house, with driveway parking. The accommodation comprises; shower room, breakfast kitchen, utility room, living room, two double bedrooms with en-suite bathroom and two further first floor double bedrooms with a family bathroom. Enclosed rear garden and countryside views. No onward chain.

#### EBRINGTON

With its picturesque charm situated on the northern edge of the Cotswold Hills, known locally as 'Yubberton'. It boasts a village green, a village hall and a C of E primary school. The Norman church, St Eadburgha is tucked away in the heart of the village and the Ebrington Arms public house which overlooks the green has won numerous awards. For everyday shopping needs there is Chipping Campden (2.5 miles) and Shipston on Stour (6 miles) and larger shopping, sporting and cultural centres are in Stratford-upon Avon (12 miles) and Cheltenham (24 miles). The nearby town of Moreton in Marsh (8 miles) provides a trainline to London Paddington.

#### ACCOMMODATION

The hallway has doors leading to the principal rooms, living room, dining/kitchen with door to the utility room, shower room, plus doors to two double bedrooms with en-suite bathroom. Stairs lead to two further first floor double bedrooms with a family bathroom. Outside there is a stunning dry brick enclosed walled rear garden with a spacious patio area for entertaining and a further separate private garden area laid to patio. Countryside views. No onward chain.

#### 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.

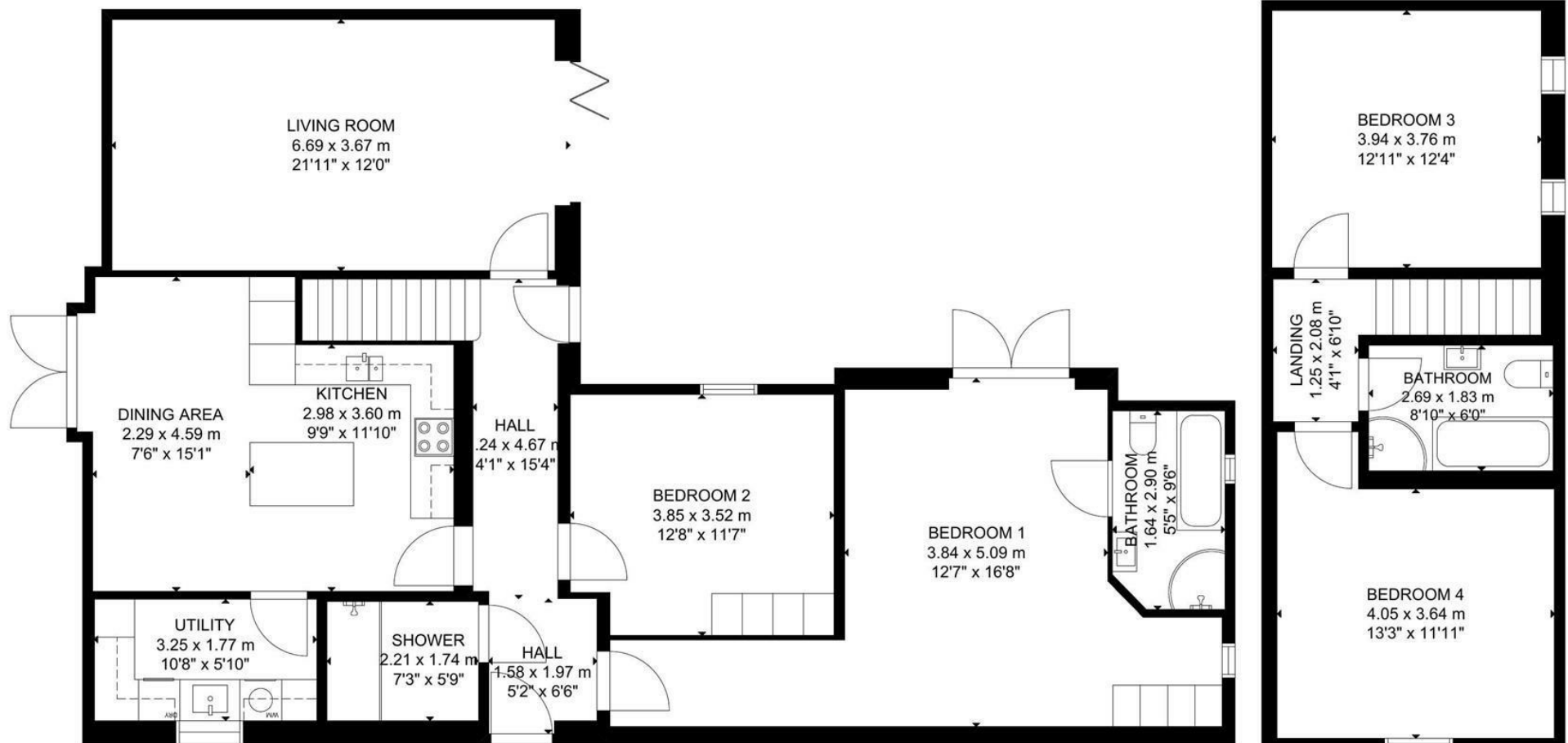
**RIGHTS OF WAY:** The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

**COUNCIL TAX:** Council Tax is levied by the Local Authority. As the property is holiday let it is assessed under business rates.

**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.





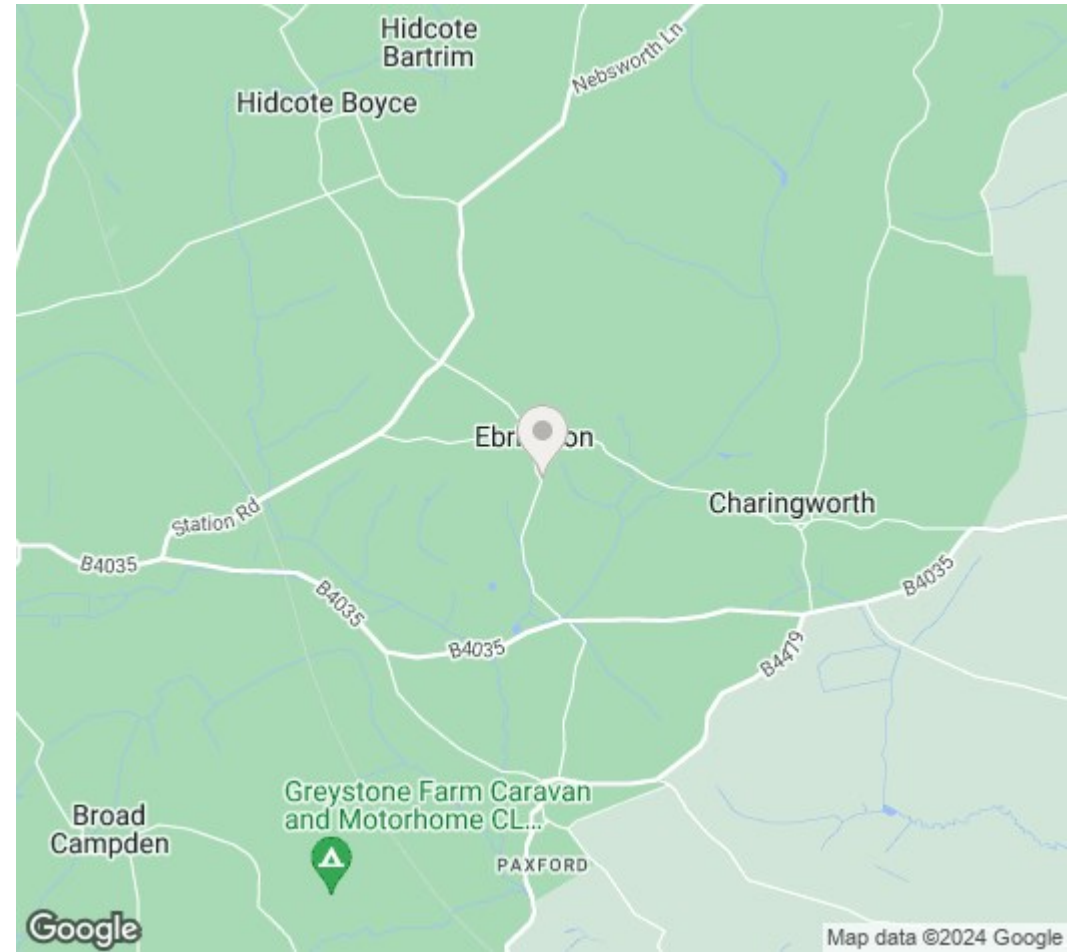
FLOOR 1

FLOOR 2

GROSS INTERNAL AREA  
 TOTAL: 1,725 sq ft/ 161 m<sup>2</sup>  
 FLOOR 1: 1,267 sq ft/ 118 m<sup>2</sup>, FLOOR 2: 458 sq ft/ 43 m<sup>2</sup>  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.







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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