

Peter Clarke



2 Rolling Stones, Back Ends, Chipping Campden, GL55 6AU

- Three bedroom detached house
- Sitting room
- Family room
- Conservatory
- Kitchen/diner
- Cloakroom, family bathroom and ensuite
- Driveway parking
- Garage
- Beautiful garden
- No onward chain



Guide Price £780,000

Three bedroom detached home with beautiful private gardens. Located on a desirable no through road and a short walk to the High Street. Hallway, cloakroom, sitting room, family room, kitchen/breakfast room and conservatory. On the first floor there are three bedrooms, ensuite and family bathroom. Private mature garden and a charming separate terrace. Garage and off road 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 into the hallway with doors off to principal rooms and stairs to the first floor. Family room with box bay window. Kitchen/diner with granite work surface and integrated oven, microwave and hob. There is a door out onto the charming terrace which offers a delightful space for a morning coffee. The sitting room is dual aspect with bifold doors into the conservatory which overlooks the garden. On the first floor there are three bedrooms, the main bedroom having an ensuite and fitted wardrobes. Outside there is off road parking and a detached single garage with power and light. The garden is a real feature of this property being totally private and not overlooked. With mature shrubs and trees, as well as a lawn and patio area. The garden wraps round the property and as mentioned previously there is a lovely paved terrace outside the kitchen with beautiful roses.

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.

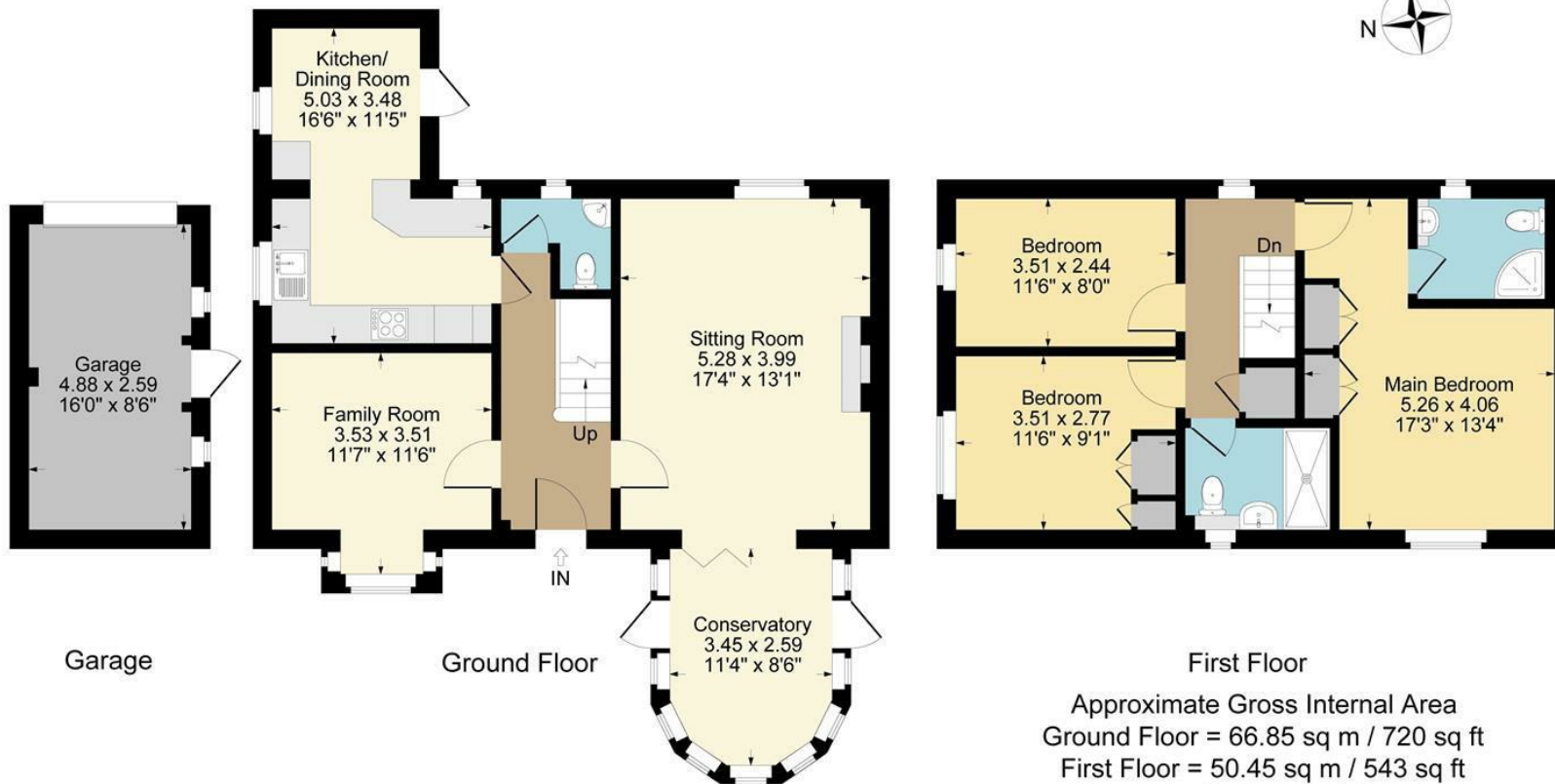
COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band G.

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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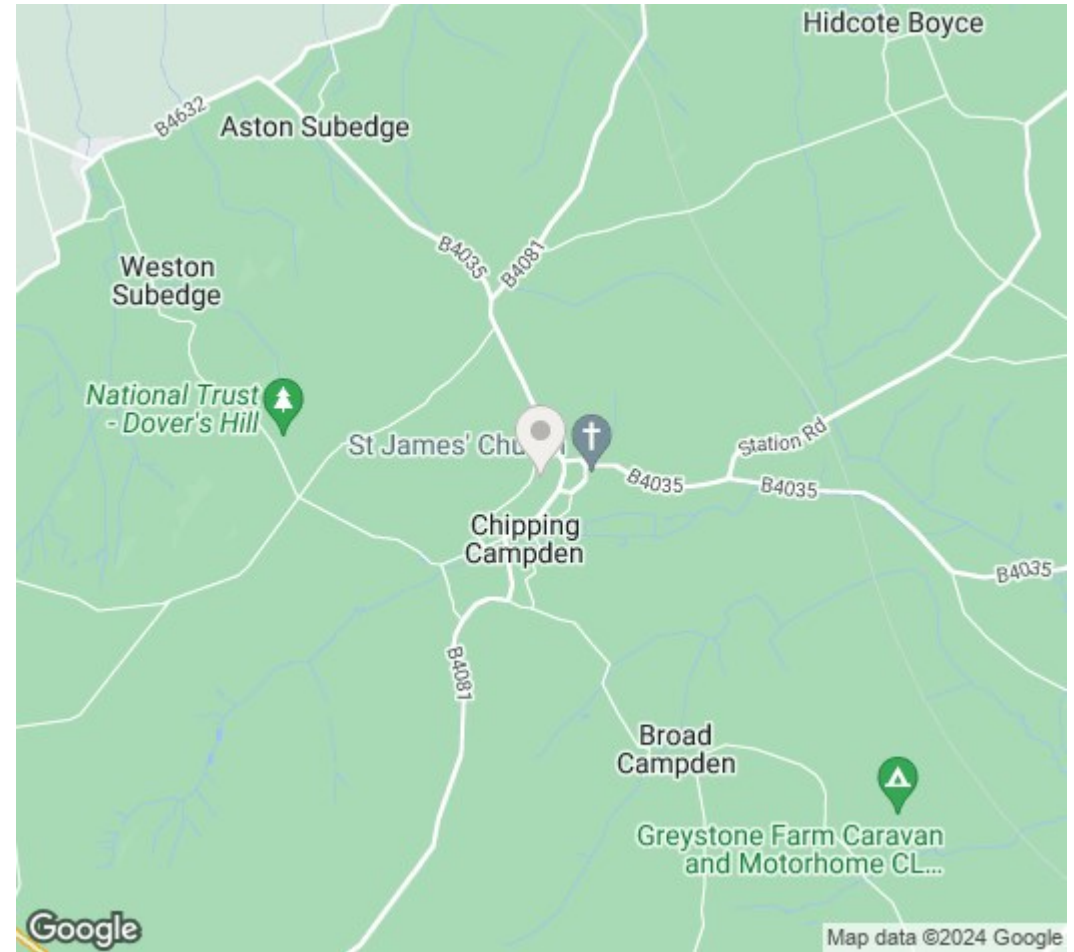
Garage

Ground Floor

First Floor

Approximate Gross Internal Area
 Ground Floor = 66.85 sq m / 720 sq ft
 First Floor = 50.45 sq m / 543 sq ft
 Garage = 12.63 sq m / 136 sq ft
 Total Area = 129.93 sq m / 1399 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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