



Peter Clarke

Rose Cottage, 59 Rosebank Hidcote Road, Ebrington, Chipping Campden,

- Pretty Grade II Listed thatched cottage
- Sitting room with open fire
- Abundance of character features
- Kitchen with stable door to the garden
- First floor bathroom
- Spacious double bedroom
- Front and rear gardens
- No onward chain



£350,000

Charming one bedroom thatched cottage with garden in Ebrington. Ebrington with its picturesque charm is 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 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 front door opens into the sitting room with open fire, beyond is the kitchen/diner with stable door out to the garden.

Stairs lead to the first floor where there is a full bathroom and spacious dual aspect double bedroom.

Outside there are pretty cottage gardens to both front and rear. Beyond the rear garden is a pathway leading to the rear access.

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.

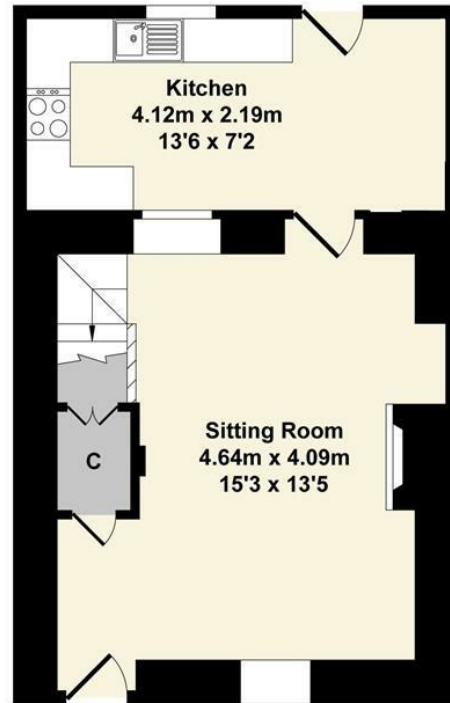
CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: E. A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the selling agent.

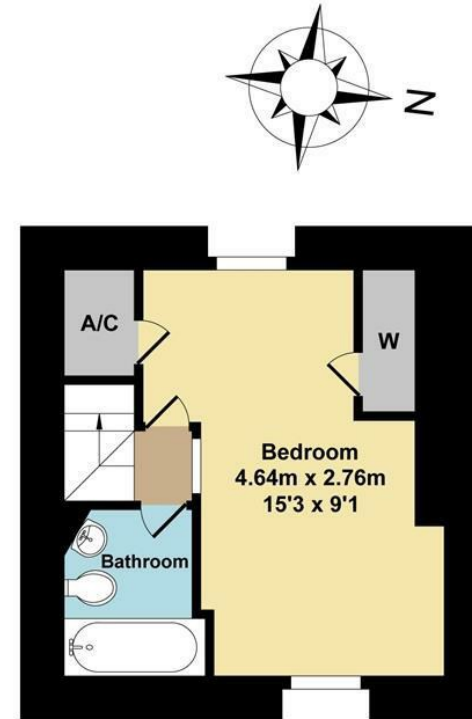


Rosebank, Hidcote Road, Ebrington, GL55 6NA
Total Approx. Floor Area 50.60 Sq.M. (544 Sq.Ft.)

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.

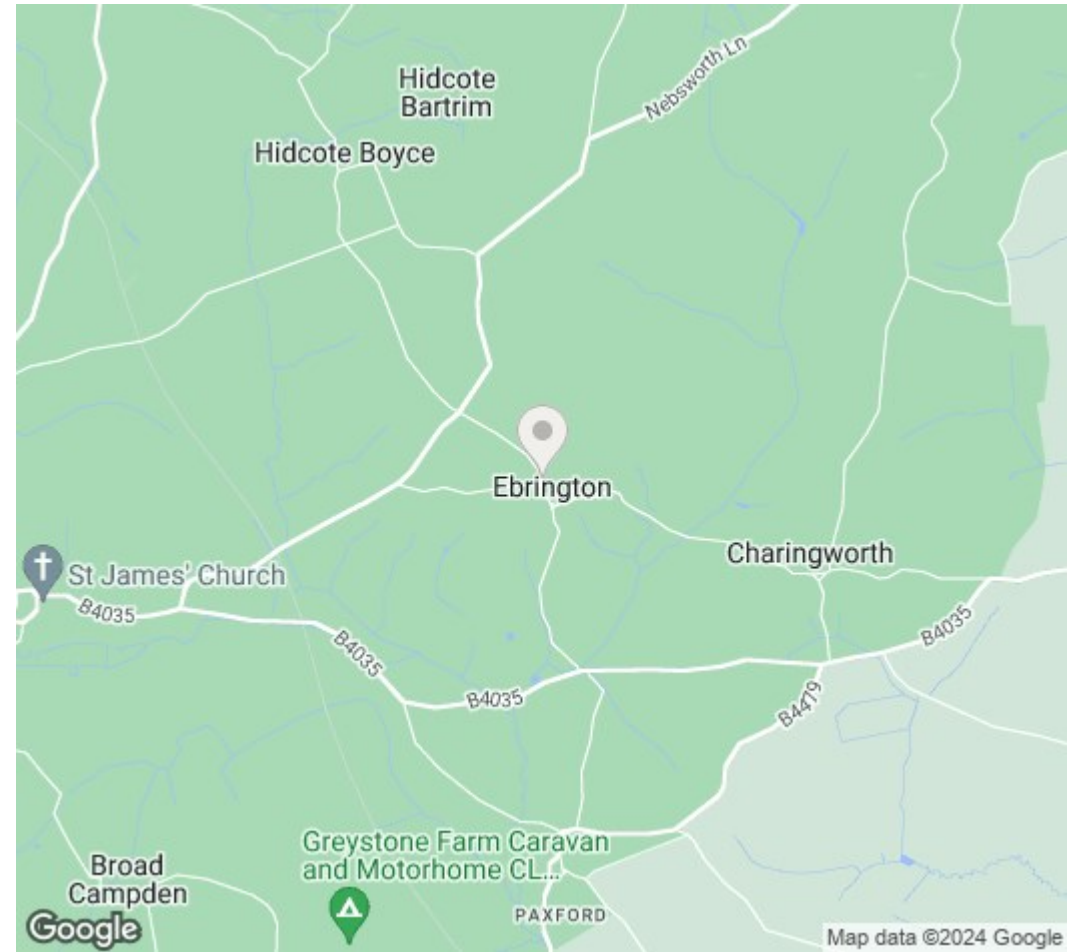


Ground Floor
Approx. Floor Area 30.50 Sq.M.
(328 Sq.Ft.)



First Floor
Approx. Floor Area 20.10 Sq.M.
(216 Sq.Ft.)





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
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