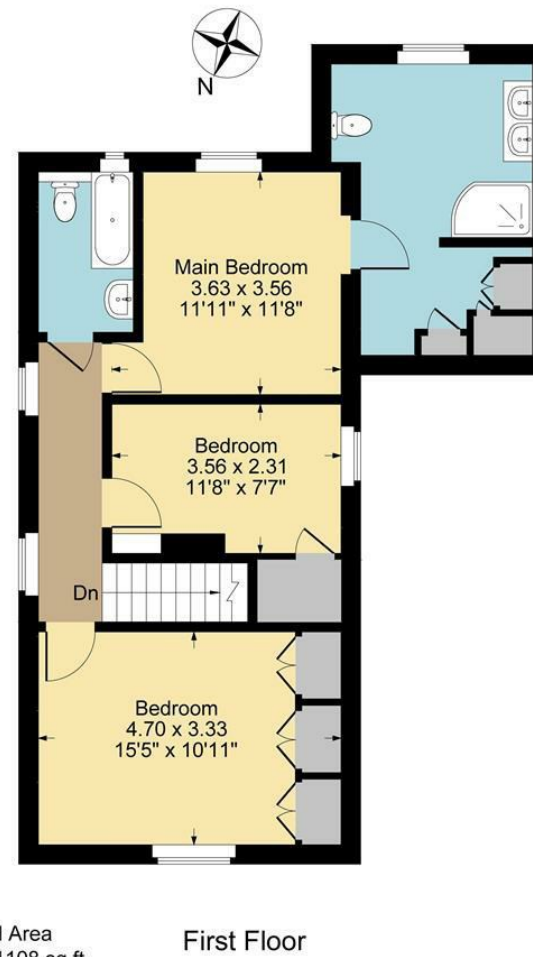
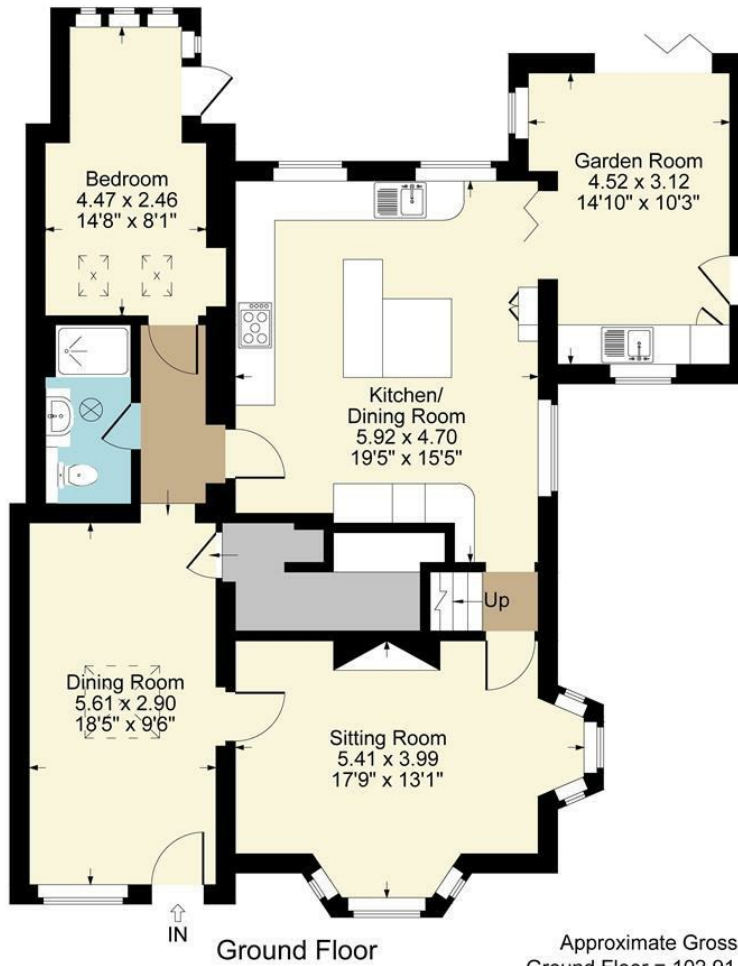


Peter Clarke



Green Cottage, Park Road, Chipping Campden, GL55 6EB





Approximate Gross Internal Area  
 Ground Floor = 102.91 sq m / 1108 sq ft  
 First Floor = 62.74 sq m / 675 sq ft  
 Total Area = 165.65 sq m / 1783 sq ft  
 Illustration for identification purposes only,  
 measurements are approximate, not to scale.



- Four bedroom renovated and extended cottage
- Dining hall with integrated cinema
- Sitting room
- Ground floor bedroom and shower room
- Kitchen with Everhot range cooker
- Utility/Garden room
- Three first floor bedrooms
- Family bathroom en-suite
- Gravelled driveway
- South facing rear garden



Asking Price £850,000

A beautifully renovated and extended Cotswolds home in an enviable position with beautiful landscaped gardens leading down to the Cam. Entrance dining hall, sitting room, ground floor bedroom and shower room, kitchen, and utility/garden room on the ground floor. On the first floor, there are three bedrooms, family bathroom and en-suite. The property has been designed with entertaining in mind and it's beautifully finished to an exacting standard.

### 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

#### DINING HALL

The original garage has been converted into a lovely entrance hall with high level windows and a roof light, creating a lovely entertaining space with the addition of an integrated cinema projector, surround sound and retractable screen which just adds to the space. There's also a useful cupboard which has been designed to be a bar area.

#### SITTING ROOM

With two bay windows and gas fireplace this provides your classic sitting room space for comfortable relaxation

#### SHOWER ROOM

Ground floor shower room adjacent to the ground floor bedroom with shower WC and hand basin

#### BEDROOM

Ground floor bedroom ideal for those future proofing or

looking for guest accommodation with doors out to the rear garden

#### KITCHEN

A brand new bespoke kitchen installed by the current owner including an Everhot range cooker with integrated induction hob, American style fridge/freezer, dishwasher, Belfast sink with Brita filter tap, and a useful central island with a range of base units.

#### UTILITY / GARDEN ROOM

Accessed from the kitchen and a door from the side passageway with integrated washing machine and freezer and bifold doors opening onto the rear garden this makes a really lovely sunny space to sit for a morning coffee.

#### BEDROOM

Double bedroom situated to the front of the property with built in wardrobes and storage cupboard

#### BEDROOM

Currently used as a study with a large airing cupboard housing the gas boiler

#### FAMILY BATHROOM

lovely family bathroom with bath WC and wash hand basin

#### MAIN BEDROOM

A stunning double bedroom with picture window overlooking the garden and across to the craves.

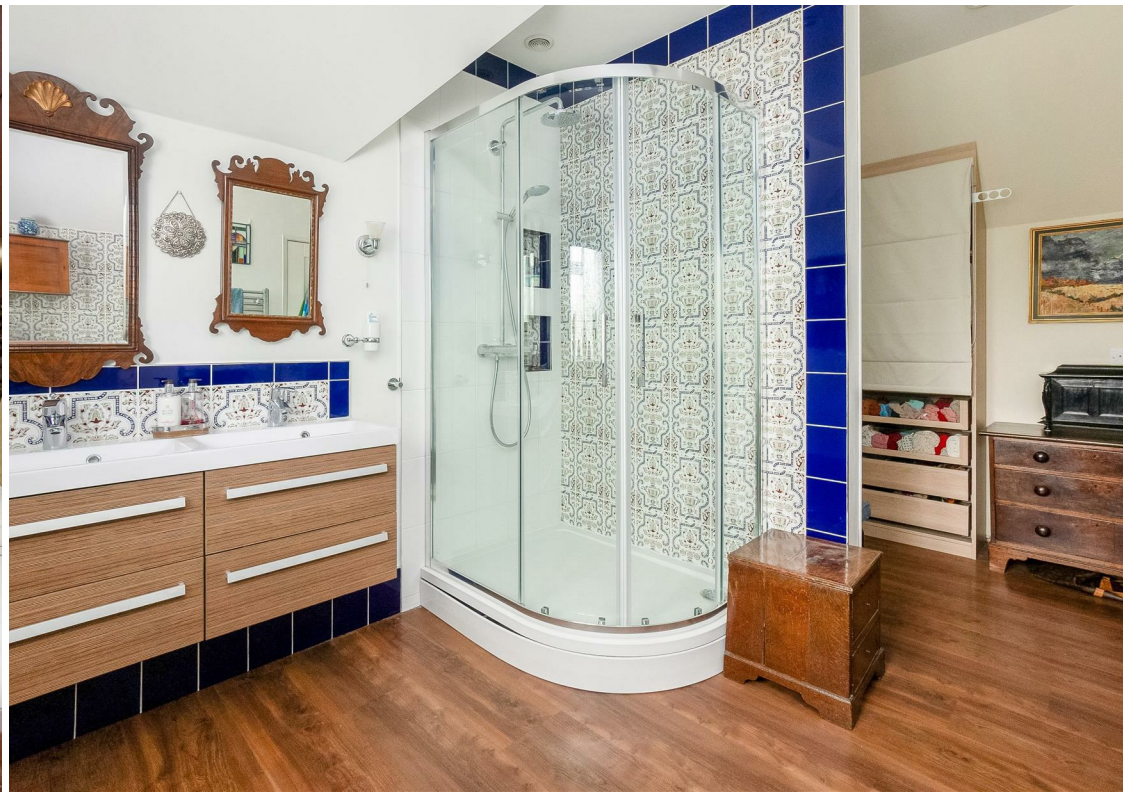
#### EN-SUITE / DRESSING ROOM

An addition added onto the property with shower WC and

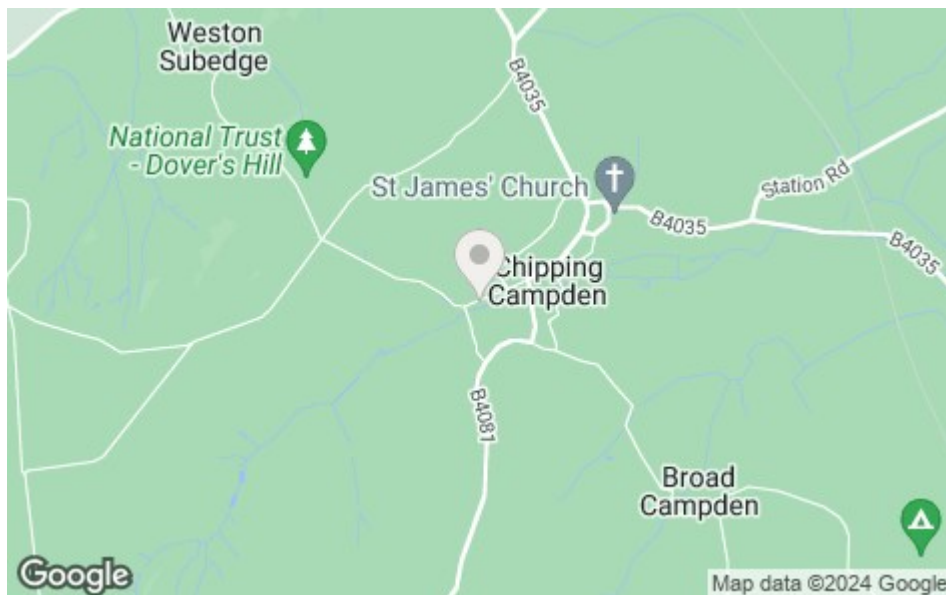












hand basin, the original planning included a jacuzzi corner bath which could subsequently be installed. The dressing area contains a wardrobe cupboard and drawers.

### **OUTSIDE**

Outside, to the front of the property is a gravelled driveway which has been created by the current owner providing off road parking for two small to medium sized cars, complete with electric car charging point and bin storage. Side access leads to the rear garden which is south facing and was designed by Chelsea gold medal winning garden designer. Immediately by the house is an outdoor kitchen area and then architectural planting screens offer different areas of this beautiful garden which was part of this years open garden weekend for charity. The garden runs down to the Cam and the bank has been built up by the current owner into a lovely area with pergola but with a hard standing which could be used in future for a home office if required, subject to any planning requirements. Steps lead down to the Cam. A terrace is accessed via a flat path through the flower bed, which is a perfect seating area for sundowners.

### **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:** D. A full copy of the EPC is available at the office if required.

**VIEWING:** By Prior Appointment with the selling agent.







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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Peter Clarke

