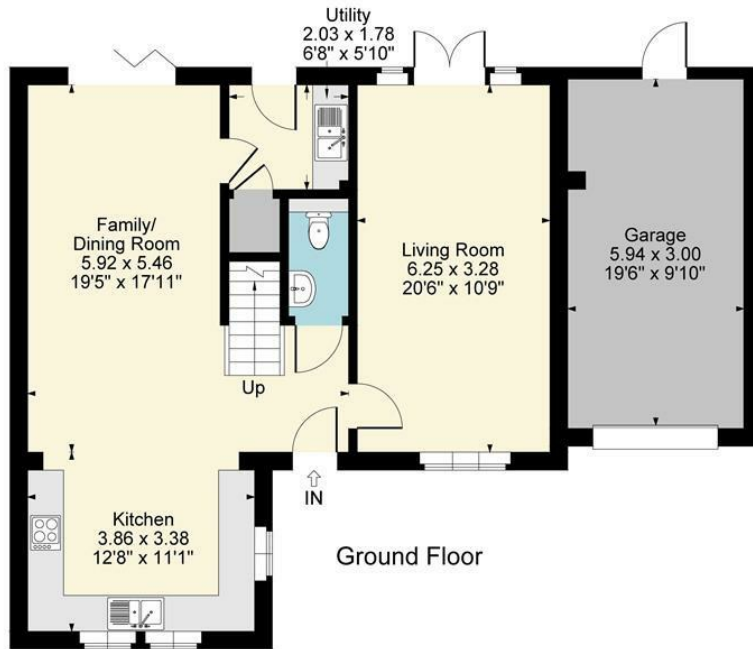


Peter Clarke



6 New Barrels Pitch, Chipping Campden, Gloucestershire, GL55 6FA

## 6 New Barrels Pitch, Chipping Campden



Approximate Gross Internal Area  
 Ground Floor = 67.31 sq m / 725 sq ft  
 First Floor = 78.65 sq m / 847 sq ft  
 Garage = 17.81 sq m / 192 sq ft  
 Total Area = 163.77 sq m / 1764 sq ft  
 Illustration for identification purposes only,  
 measurements are approximate, not to scale.

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- Four bedroom detached home
- Immaculately presented
- Dual aspect sitting room
- Kitchen/dining room with integrated appliances
- Utility room and cloakroom
- Two ensembles and family bathroom
- Driveway parking
- Garage
- Landscaped rear garden
- No onward chain



£950,000

Immaculate four bedroom detached home. Located in a small select close walking distance of the High Street. Open plan kitchen/dining/family room, sitting room, utility and cloakroom all on the ground floor. On the first floor there are four bedrooms, two ensembles and a family bathroom. Outside there is driveway parking, garage and landscaped rear garden.

#### CHIPPING CAMPDEN

Boasts one of the most beautiful and historic high streets in the North Cotswolds with its traditional Cotswold architecture and good range of shops catering for most everyday needs. There is 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 main line station to London (Paddington) from Moreton-in-Marsh (7 miles). M40 and M5 access are approximately 30 minutes drive.

#### ACCOMMODATION

##### KITCHEN/DINING ROOM

A great size open plan kitchen/dining room with bi fold doors out to the rear garden. The kitchen area has a range of wall and base units, with integrated appliances.

##### SITTING ROOM

Dual aspect, with French doors opening onto the garden.

##### UTILITY ROOM

With space for a washing machine and door to the garden.

##### CLOAKROOM

W/c and hand basin.

#### MASTER BEDROOM

Double bedroom with built in wardrobes and ensuite bathroom with bath, w/c and hand basin.

#### BEDROOM 2

Double bedroom with ensuite. Comprising walk in shower, w/c and hand basin.

#### BEDROOM 3

Double bedroom located to the front of the property.

#### BEDROOM 4

With views out to the front and built in wardrobe.

#### FAMILY BATHROOM

Bath with shower over, w/c and hand basin.

#### OUTSIDE

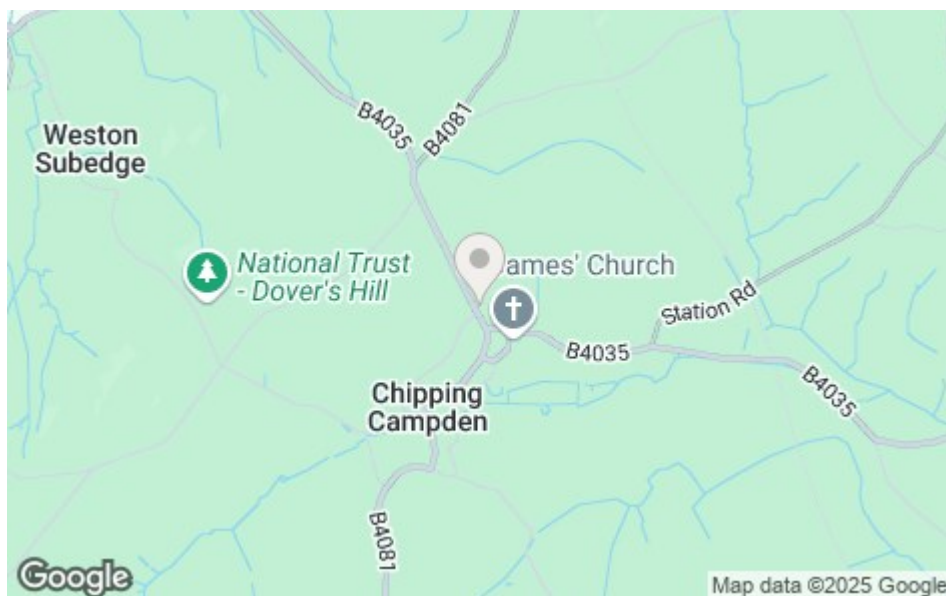
To the front of the property is a garden area and path to the front door. There is driveway parking and access to the garage which has power and light. Side access leads to the rear garden which has a patio area by the house and then is mainly laid to lawn with the flower beds populated with fruit trees and plants.

#### TENURE

The property is understood to be freehold although we have not seen evidence. This should be checked by your solicitor before exchange of contracts.







## SERVICES

We have been advised by the vendor that mains gas, electricity and water are connected to the property although this should be checked by your solicitor.

## RIGHTS OF WAY

The property is sold subject to and with the benefits 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

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

## VIEWING

By Prior Appointment with the Selling Agents

## REGULATED BY RICS





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.



# Peter Clarke



Multi-award winning offices  
serving South Warwickshire & North Cotswolds

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