

Peter Clarke



Florence Cottage 4 The Stables, Chipping Campden, GL55 6EZ

- Two double bedroom cottage
- Kitchen/diner
- Sitting room
- Utility room
- Two ensuite bathrooms
- Front and rear gardens
- Countryside views
- Allocated parking
- No onward chain



£650,000

Beautiful two double bedroom Cotswold cottage, in the highly sought-after village of Chipping Campden. Set within a small luxury development of 8 houses, Florence Cottage is finished to a superior specification. Kitchen/dining room, sitting room and utility room complete the ground floor, and two ensuite double bedrooms with fitted wardrobes are on the first floor. Allocated parking. No onward chain.

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 kitchen/dining room with the stairs to the first floor. There is a fitted kitchen with integrated appliances and French doors out to the garden. There is a useful utility room with w/c, sink and space for washing machine and tumble drier. The sitting room also has French doors out to the garden. On the first floor there are two double bedrooms, both of which have ensuite bathrooms and fitted wardrobes. Outside there are both front and rear gardens with countryside views. There are two allocated parking spaces.

GENERAL INFORMATION

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, 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 a holiday let the owners pay business rates. Previously the property was in Council Tax Band E.

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

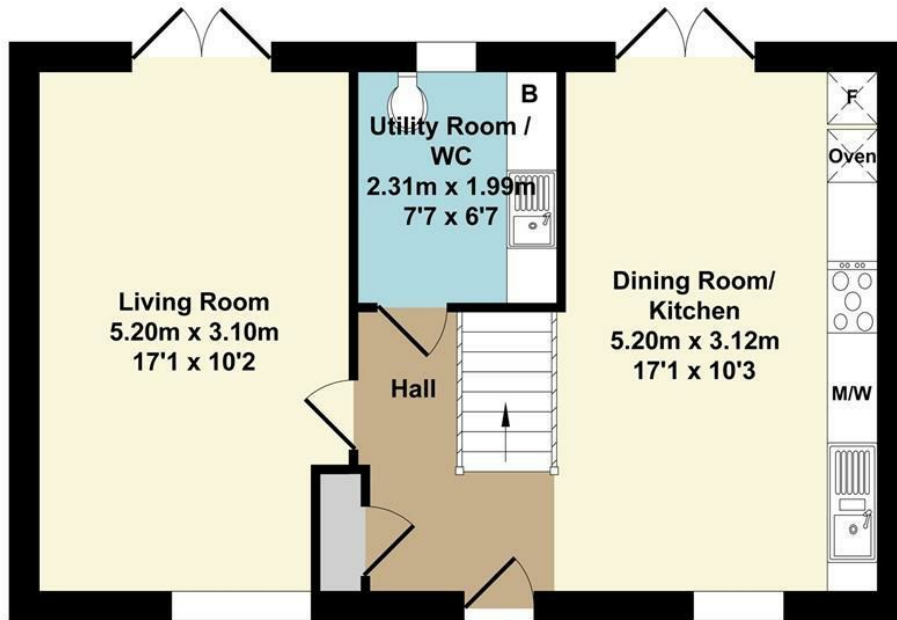
VIEWING: By Prior Appointment with the selling agent.



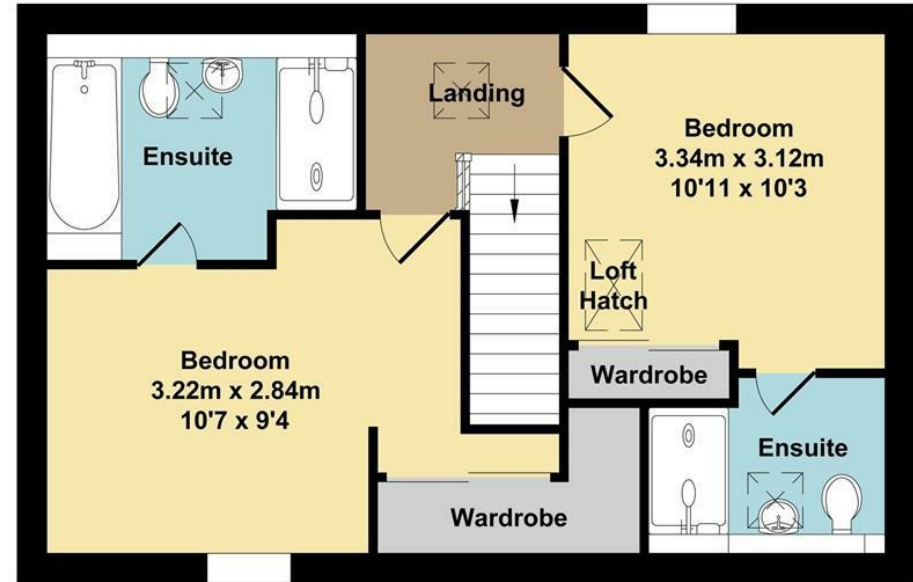
Back Ends, Chipping Campden

Total Approx. Floor Area 87.50 Sq.M. (942 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 appliance shown have not been tested and no guarantee as to their operability or efficiency can be given.

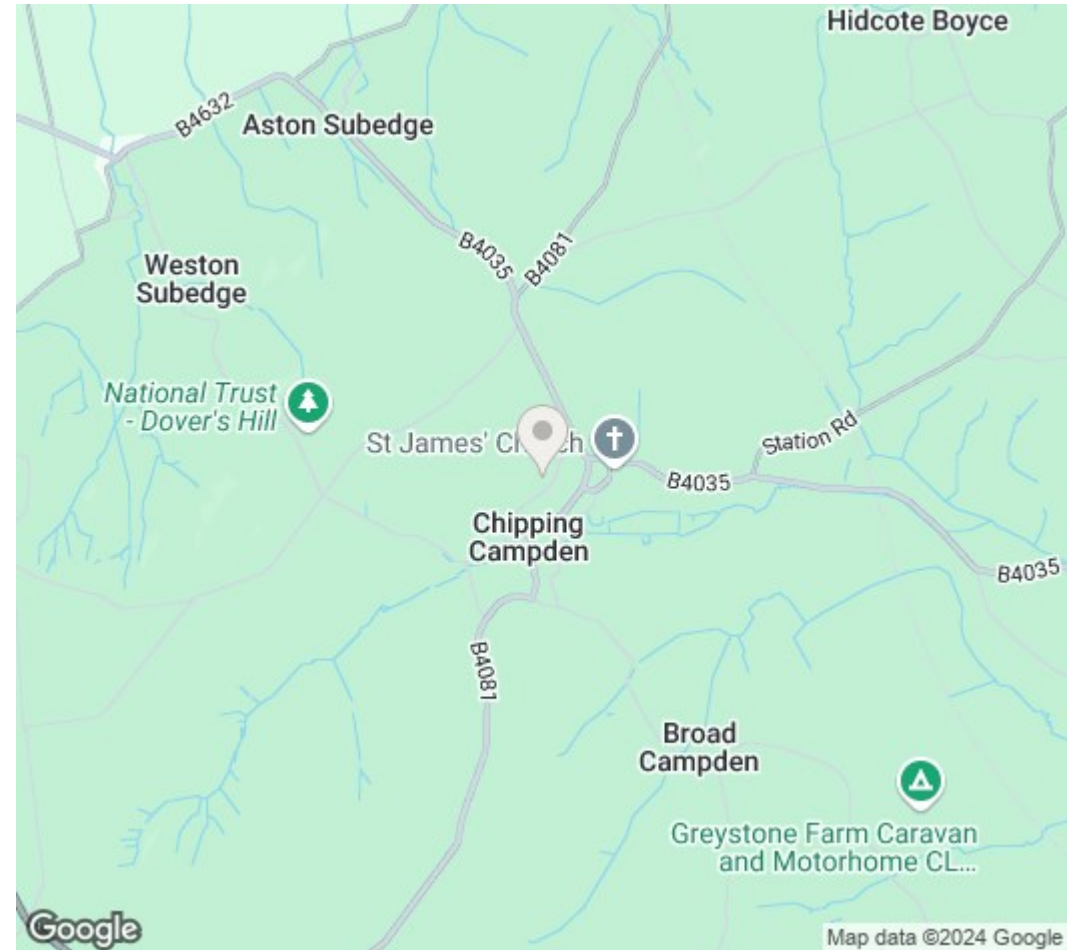


Ground Floor
Approx. Floor
Area 43.75 Sq.M.
(471 Sq.Ft.)



First Floor
Approx. Floor
Area 43.75 Sq.M.
(471 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.

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serving South Warwickshire & North Cotswolds

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