

Peter Clarke



6 Haysums Close, Chipping Campden, GL55 6EH

- Three bedroom detached home
- Two reception rooms
- Ground floor shower room
- Kitchen and utility
- Family bathroom
- Driveway parking
- Front and rear gardens
- No onward chain



£750,000

Three bedroom detached home located in a quiet close a short walk from the High Street. Hallway, sitting/dining room, study, kitchen, utility and ground floor shower room. On the first floor there are three bedrooms and a family bathroom. Driveway parking and pretty enclosed rear garden. The spacious proportions of this home mean that it could easily be re-configured (subject to consents) to create a four bedroom, three bathroom family home. 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 onto a glazed porch which in turn opens into the hallway with doors off to principal rooms and stairs to the first floor. The sitting dining room is dual aspect, with a lovely bay window overlooking the garden. There is a modern fitted kitchen and utility with door out to the rear garden. The garage has been converted and has been used as a bedroom, and there is a shower room next door to facilitate ground floor living. On the first floor there are three double bedrooms, all with fitted wardrobes and a spacious family bathroom. Outside there is driveway parking and lawned front and rear gardens.

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.

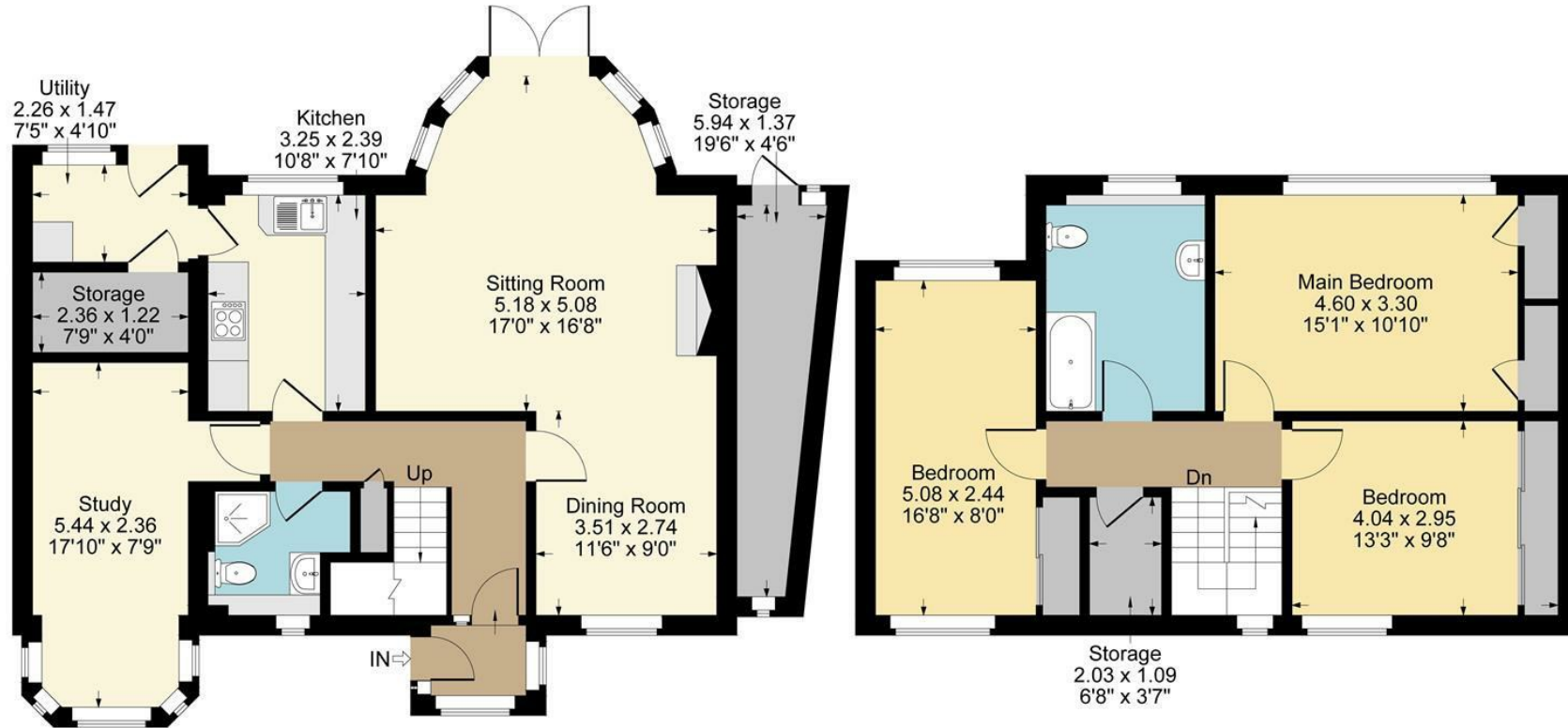
COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band F.

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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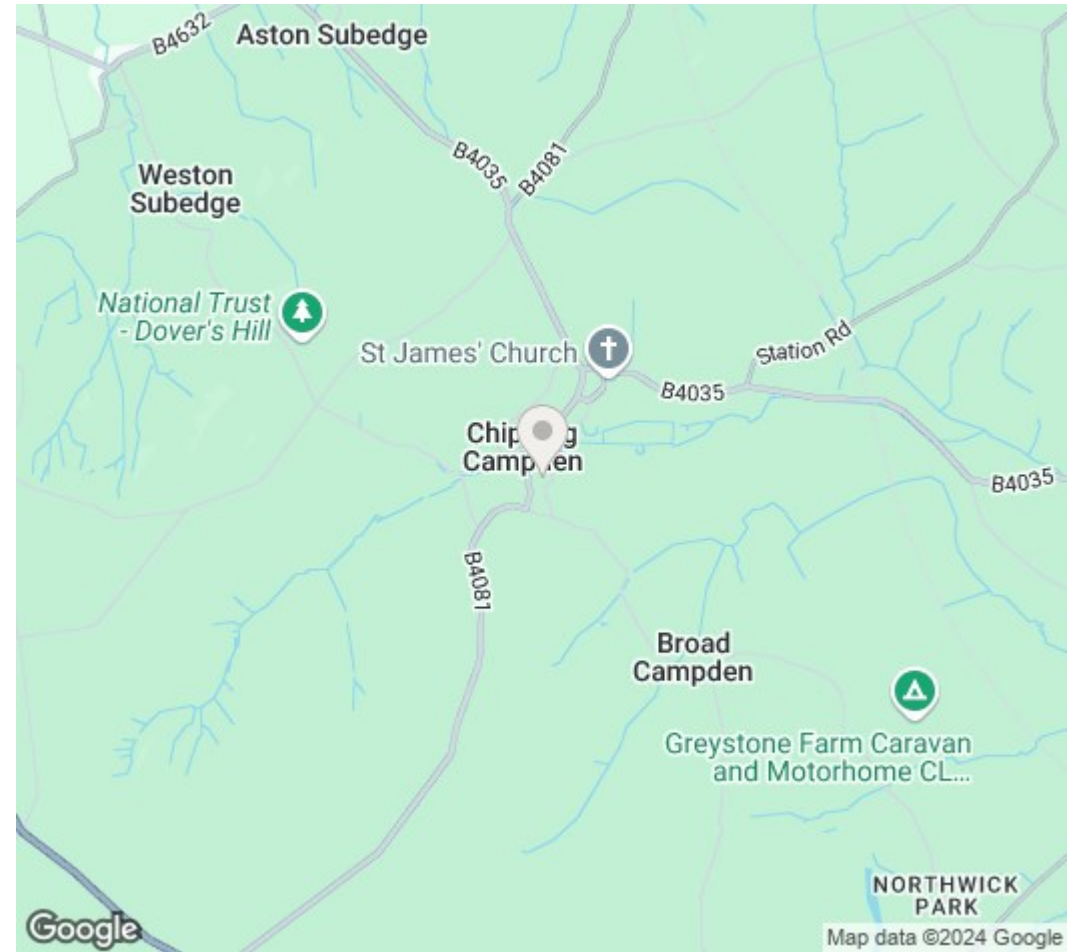


Ground Floor

First Floor

Approximate Gross Internal Area
 Ground Floor = 85.19 sq m / 917 sq ft
 First Floor = 62.66 sq m / 675 sq ft
 Total Area = 147.85 sq m / 1592 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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