

Peter Clarke



Rundle Cottage, Park Road, Chipping Campden, GL55 6EA

- Three bedroom character cottage
- Living/dining room with fireplace
- Kitchen
- Utility
- Bathroom and ensuite
- Terraced rear garden



Offers Over £575,000

Pretty three bedroom cottage with character features including, beams, exposed stonework and a beautiful fireplace. Open plan living/dining room, kitchen, utility, three bedrooms, bathroom and ensuite. Charming terraced rear garden.

#### 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 open plan living/dining room with character features including fireplace and beams. The kitchen is across the rear of the cottage with space for gas cooker and fridge/freezer. French doors open on to the rear garden. The utility space has room for a washing machine and dishwasher.

On the first floor there is a family bathroom to the rear. Two bedrooms to the front of the property and the main bedroom has a lovely views over the garden and an en-suite bathroom.

Outside there is a patio area immediately to the rear of the property with steps rising to the main garden. This is mainly laid to lawn with mature shrubs and trees, and a useful workshop/greenhouse to the rear.

#### 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.

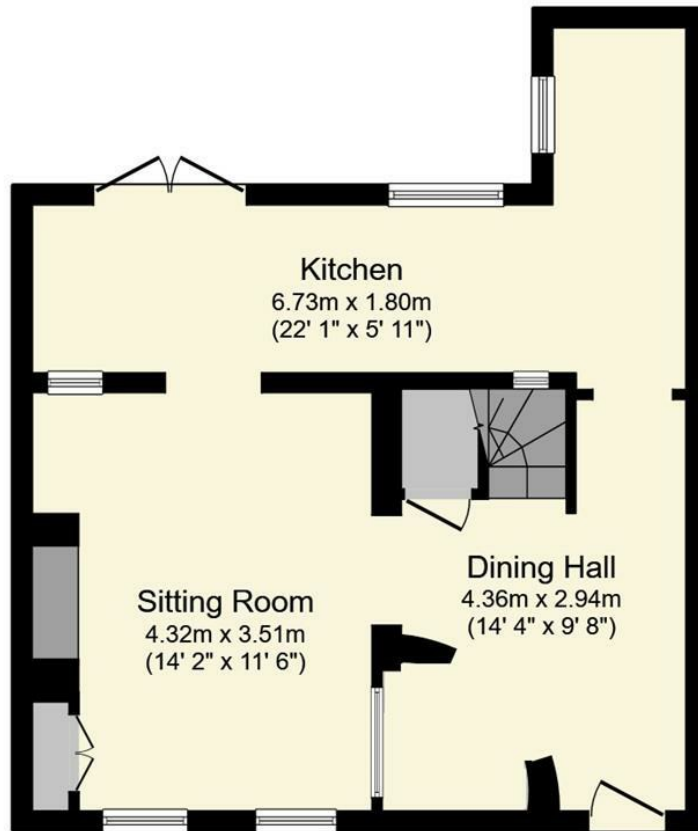
**COUNCIL TAX:** Council Tax is levied by the Local Authority and is understood to lie in Band C.

**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.

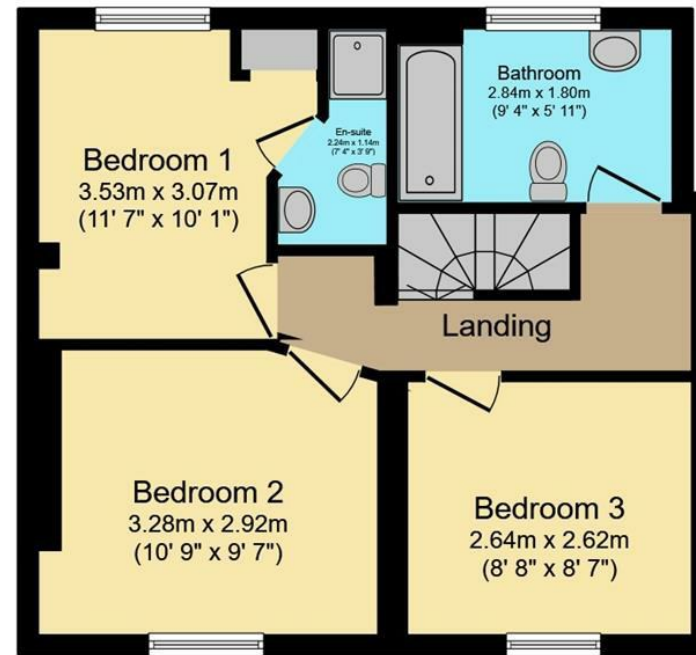


# Rundle Cottage, Park Road



## Ground Floor

Floor area 44.0 sq.m. (474 sq.ft.)



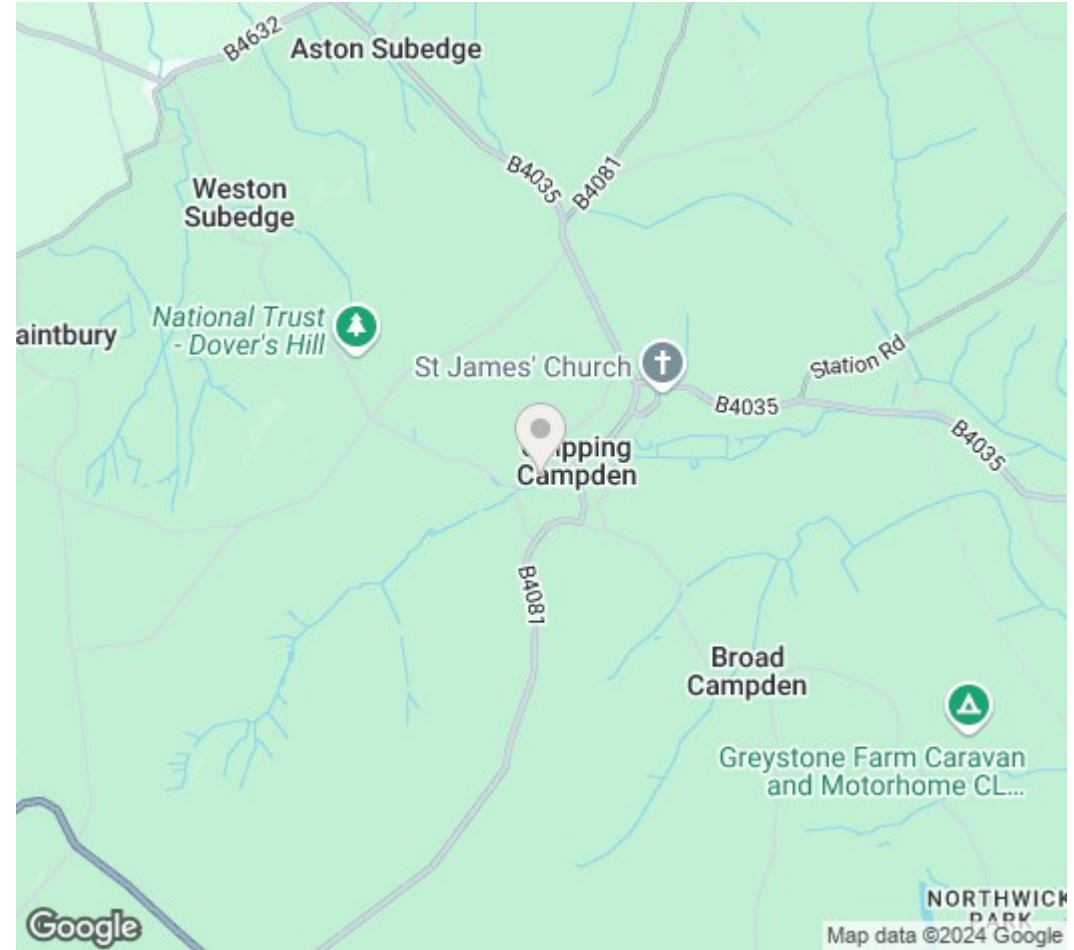
## First Floor

Floor area 41.8 sq.m. (450 sq.ft.)

TOTAL: 85.8 sq.m. (924 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)





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