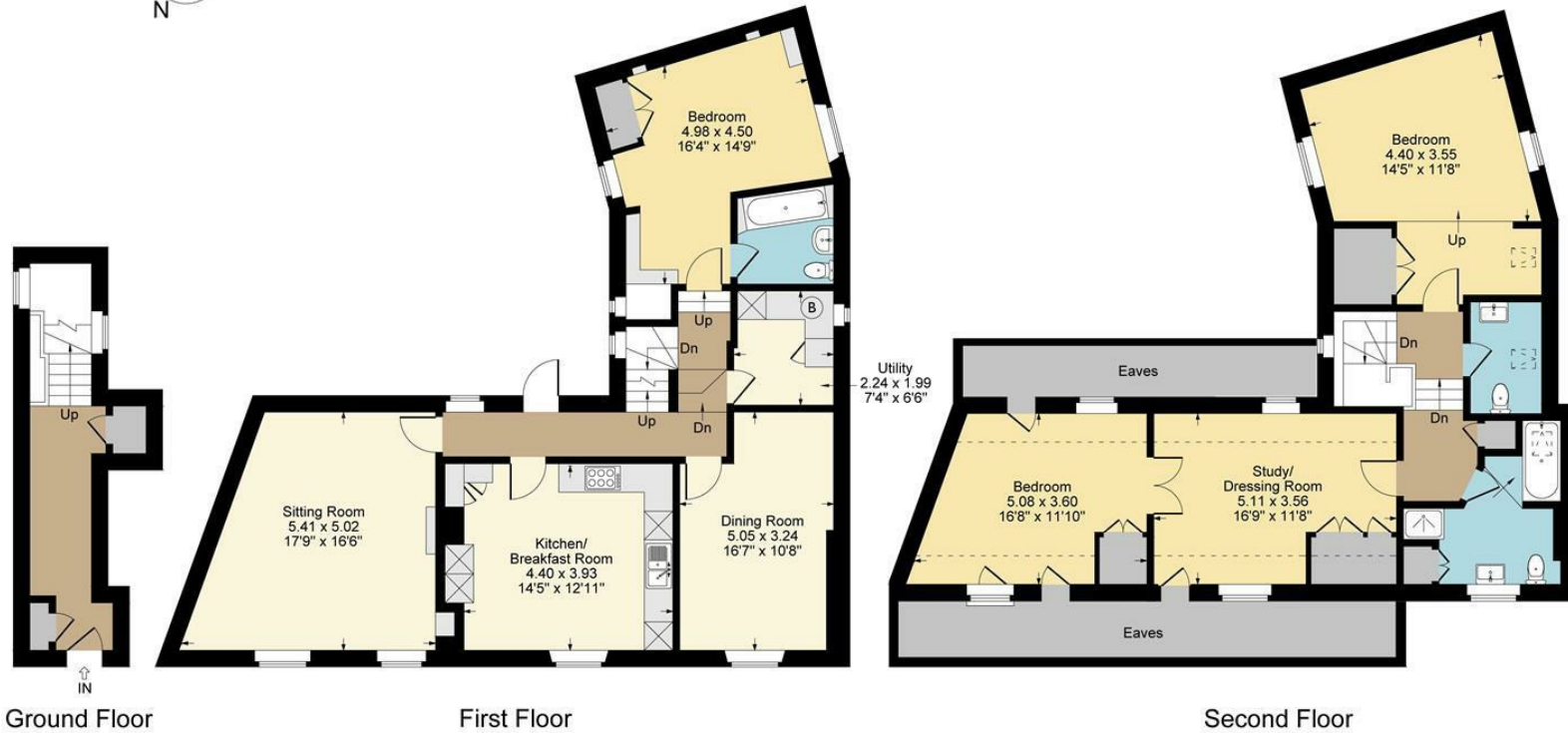




Peter Clarke

Chestnut Tree House, High Street, Chipping Campden, GL55 6HB

Chestnut Tree House, High Street, Chipping Campden



Approximate Gross Internal Area
 Ground Floor = 12.19 sq m / 131 sq ft
 First Floor = 97.53 sq m / 1050 sq ft
 Second Floor = 79.87 sq m / 860 sq ft
 Total Area = 189.59 sq m / 2041 sq ft
 Illustration for identification purposes only,
 measurements are approximate, not to scale.



- Stunning period property central to Chipping Campden
- A wealth of traditional features including sash windows and exposed beams
- Reconditioned beautiful sash windows with secondary glazing
- Three / four double bedrooms
- Living room with fireplace
- Dining room
- Large kitchen diner with Aga plus utility room
- Delightful views
- Parking for two cars
- Garden



£750,000

Beautiful and unique Grade II listed 3/4 bedroom home located in the High Street. With front door opening into the hall with stairs rising to the first floor which has two reception rooms, kitchen/diner bedroom and en-suite plus utility. On the top floor there are two further double rooms plus dressing room/study, and family bathroom with separate shower. There is pedestrian access via Sherborn Mews to the rear where there are two parking spaces and 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

HALLWAY

The front door opens from the High Street into the hallway which has a flagstone floor, wall paneling and a useful cloaks cupboard.

FIRST FLOOR

BEDROOM

Dual aspect double bedroom with built in wardrobes and bookshelves and an en-suite bathroom with bath, WC and hand basin.

UTILITY

With space and plumbing for a washing machine and tumble dryer plus additional storage combined with housing for the boiler and hot water tank.

DINING ROOM

Beautifully proportioned room with sash window, picture rails and exposed beams.

KITCHEN/DINER

Spacious fitted kitchen with Aga together with an additional combi oven, dishwasher, fridge and freezer as well as a useful pantry cupboard.

SITTING ROOM

Another beautifully proportioned room with two sash windows overlooking the High Street. The feature fireplace, picture rails together with exposed beams and a wooden floor all add to the charm and character of this lovely sitting room.

SECOND FLOOR

BEDROOM

Spacious double bedroom with dual aspect and built in wardrobes. This room has really pretty views over rooftops to the countryside beyond.

CLOAKROOM

With hand basin and WC

BATHROOM

With bath WC hand basin and walk in shower.

BEDROOM SUITE

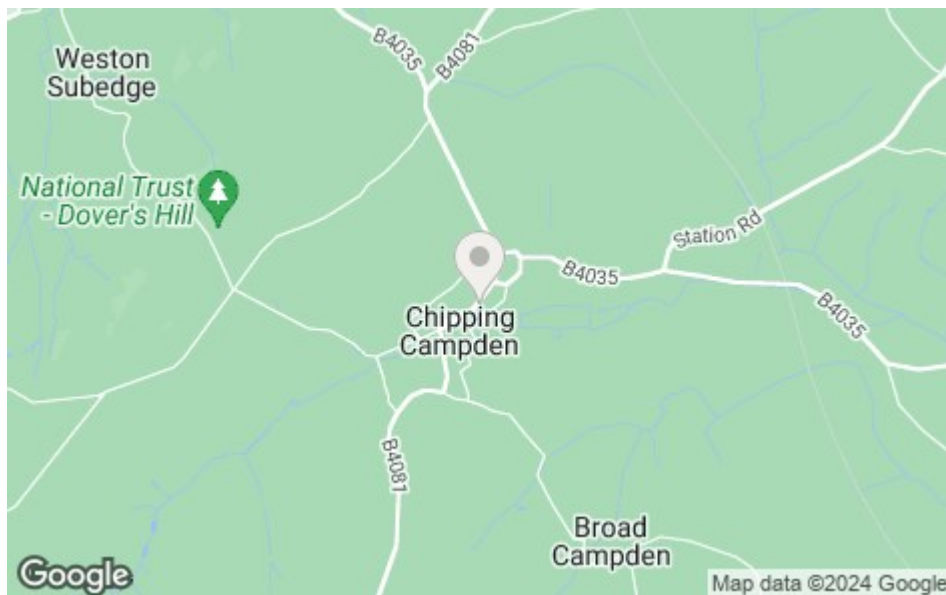
Two interlinking rooms the first having fully fitted wardrobes and both being dual aspect with a wealth of beautiful exposed beam offering great flexibility in how these rooms could be utilised.

OUTSIDE

There is pedestrian access from Sherborn Mews around







to the rear of the property which is where two parking spaces can be found along with the garden which also has a summer house.

GENERAL INFORMATION

TENURE: The property is understood to be leasehold for a term of 999 years from 1983, and a current maintenance charge of £456 per annum, and a peppercorn ground rent, although we have not seen evidence. This should be checked by your solicitor before exchange of contracts. The freehold is owned by Chestnut Tree Properties Ltd, and each of the three properties Chestnut Tree House, Chestnut Tree Cottage & Oslers Loft have a share in the freehold company.

SERVICES: We have been advised by the vendor that mains electricity, gas, 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 B.

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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serving South Warwickshire & North Cotswolds

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