

Peter Clarke



1 Littleworth, Chipping Campden, GL55 6BD

Littleworth

Total Approx. Floor Area 134.53 Sq.M. (1448 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.



- Located in a quiet elevated position in the heart of Chipping Campden
- Stunning interior design
- Living Room with alcove bookcases
- Kitchen/dining with useful pantry
- Study area, Utility room and Cloaks/WC
- Conservatory
- Three first floor double bedrooms
- Family bathroom and en-suite
- Second floor double bedroom / study area
- Driveway parking and courtyard garden



Asking Price £500,000

Situated within the popular Littleworth, this four bedroom property is offered for sale with no onward chain. It has the benefit of stunning interior design and thoughtful features, being flooded with light and lovely views. Outside offers off road parking, a secluded rear courtyard garden with summerhouse and a well planted and laid out walled fore garden. This property is ready to move into and the perfect choice for those looking to move to Chipping Campden. Viewing is highly recommended to appreciate this beautiful property.

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.

ENTRANCE

Accessed via the side front door, you immediately notice the high level of interior design and attention to detail, with stone tiled flooring, elegant radiator covers, oak staircase and oak glazed internal doors with lead to principle rooms.

LIVING ROOM

The living room has been thoughtfully designed offering a cosy elegant room with windows to the front and side, plus shelving in the alcoves either side of the stone fireplace which houses a fitted real flame effect gas fire.

KITCHEN/DINING

The kitchen/dining area also has stone tiled flooring, offering a range of base and wall units, together with a dishwasher, inset sink with mixer tap and a Belling range cooker with extractor fan. There is also a useful pantry with shelving and separate boiler cupboard.

STUDY, UTILITY & CLOAKS

Leading from the kitchen there is an extremely useful study area which then flows through to a sizeable utility room having space for a washing machine, tumble drier and fridge/freezer, together with sink, base and wall units, together with a separate cloakroom with WC and integral hand basin.

CONSERVATORY

The conservatory has oak effect flooring and central heating, together with a ceiling fan plus french doors which open to the garden,. It also has the benefit of a UV glass roof and windows to the side., perfect as a garden room or dining room.

MAIN BEDROOM AND ENSUITE

Double bedroom with en-suite shower room

BEDROOM

Spacious double bedroom with window to the rear of the property with fitted wardrobes and storage

BEDROOM

Double bedroom with window to the front

FAMILY BATHROOM

This lovely bathroom has stylish porcelain floor tiles, bath, separate corner shower, hand basin with fitted units beneath plenty of storage with fitted mirror above, low level WC, full height heated towel rail and mirrored bathroom cabinet.







BEDROOM / STUDY AREA

On the second floor there is a dual aspect bedroom / study area with vaulted ceilings.

OUTSIDE

Outside is an enclosed courtyard garden with steps leading up to the social area plus a summerhouse

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

VIEWING: By Prior Appointment with the selling agent.

AGENTS NOTE

Section 157 Housing Act 1985 - 1 Littleworth was formerly part of the local authority housing stock and as such contains a restrictive covenant which requires consent to purchase from the local authority. It is understood that any purchaser (or tenant) who has lived and worked within Gloucestershire of the Cotswold Area of Outstanding Natural Beauty for at least the last three years immediately prior to the purchase or rental, would qualify for automatic consent. Other applications may be considered on merit following a minimum of 8 weeks marketing on the Council's website.

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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Grafton House High Street, Chipping Campden, Gloucestershire, GL55 6AT
Tel: 01386 770044 | campden@peterclarke.co.uk | www.peterclarke.co.uk

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