



New Barrels Pitch, Chipping Campden, GL55 6FA

- Three bedroom home
- Ensuite and family bathroom
- Kitchen/dining room
- Sitting room
- Cloakroom
- Under floor heating to ground floor
- Still under NHBC warranty
- Driveway parking for 2 cars
- South west facing rear garden
- Within walking distance of town centre



£525,000

This immaculate three bedroom modern home is part of a small "high end" bespoke development located on a private cul de sac, built by 5 star developer Duchy Homes. Located within walking distance to the High Street, the property offers open plan kitchen/dining room, sitting room and cloakroom. On the first floor there are three bedrooms, an ensuite and family bathroom. Outside there is an enclosed South West facing garden and driveway parking for two cars.

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 ground floor accommodation offers under floor heating and comprises of an open kitchen/dining space which leads to the sitting room. The fully integrated kitchen designed by 'Moores' comes with high quality marble worktops and integrated Siemens appliances. The sitting room is to the rear of the property with double French doors opening onto the south facing rear garden and terrace. There is a downstairs cloakroom with w/c and wash hand basin and stairs to the first floor. The first floor accommodation offers three bedrooms, a family bathroom, storage cupboard and ensuite. The master bedroom includes triple fitted wardrobes with en-suite shower room. Outside to the front of the property is a driveway with parking for two cars, and a side entrance passageway which leads to the fully enclosed rear landscaped garden.

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 D.

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

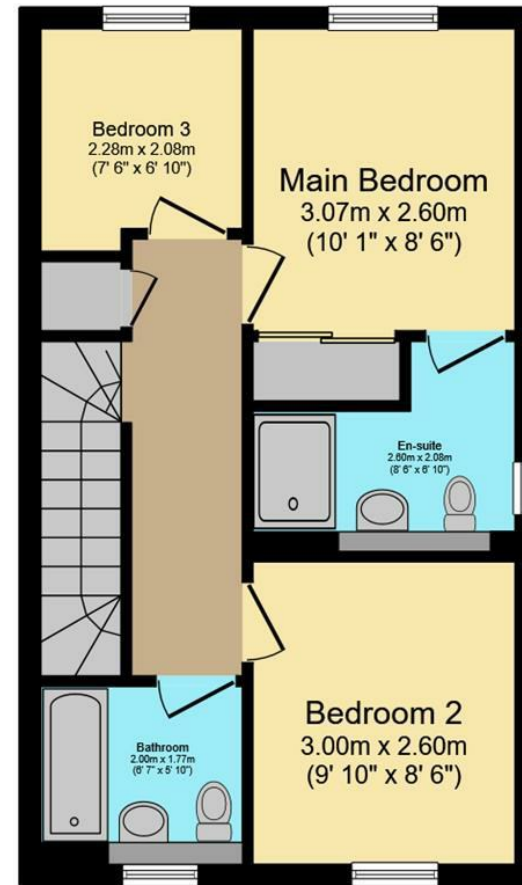
VIEWING: By Prior Appointment with the selling agent.





Ground Floor

Floor area 38.9 m² (419 sq.ft.)



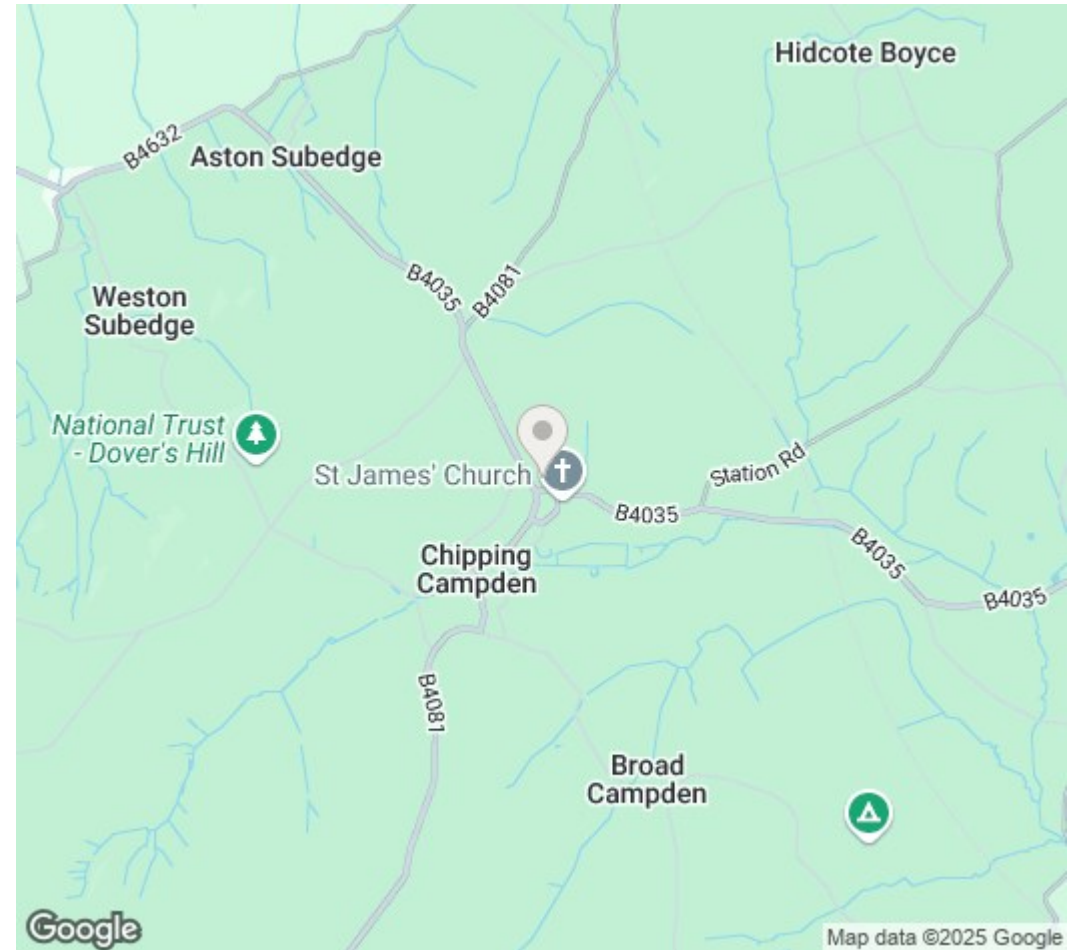
First Floor

Floor area 38.9 m² (419 sq.ft.)

TOTAL: 77.8 m² (838 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





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