

Peter Clarke



Applegarth, Sheep Street, Chipping Campden, Gloucestershire, GL55 6DR



## Applegarth



Ground Floor  
Floor area 94.5 sq.m. (1,018 sq.ft.)



First Floor  
Floor area 76.6 sq.m. (824 sq.ft.)



Annex Ground Floor  
Floor area 35.4 sq.m. (381 sq.ft.)



Annex First Floor  
Floor area 38.1 sq.m. (410 sq.ft.)



Outbuilding  
Floor area 22.5 sq.m. (243 sq.ft.)

**TOTAL: 267.1 sq.m. (2,875 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)



- Stunning character cottage walking distance to the town
- Refurbished and decorated to a high specification by the current owners
- Living Room and separate snug both with fireplaces
- Kitchen/dining area with Aga
- Three double bedrooms plus two large refurbished bathrooms
- Separate two bedroom stone cottage in the grounds
- Workshop/Office
- Private parking at the rear of the property
- Enclosed by electric double gates



£1,600,000

Applegarth is a charming detached period cottage situated in the centre of the historic town of Chipping Campden. As soon as you walk through the front door, not only are you enveloped by the stillness and quiet but also by the history and character, together with its flagged floors, beams, window seats and fireplaces. The current owners have sympathetically refurbished and improved the property which now also benefits from a workshop/office together with a detached stone cottage, called The Old Studio which is run as a highly successful holiday let.

### 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.

### APPLEGARTH ACCOMMODATION

Upon entering the hallway with flagstones, wooden beams and everything that embodies a warm welcome, you then enter the large living room with its stunning fireplace with woodburner plus four windows which provides light in abundance. This home has been sympathetically refurbished and improved by the current owners with every detail being considered, down to the Forbes and Lomax switches. Across the hall is a snug with a stone fireplace which leads to the kitchen dining area which has an abundance of in-frame hand made wooden cabinetry with integrated appliances plus a Five Oven Aga, free standing island with butchers block, side and rear windows and a door to the garden. There is ample space for a large dining table and chairs which makes this a fabulous social space. The stairs leads to a spacious landing with doors off to the main bedroom with a four piece ensuite

bathroom with separate shower.. There are two further good size bedrooms as well as a family bathroom.

### OUTSIDE

To the front of the property, this has recently been landscaped to provide stone and pathways for easy access plus trees, shrubbery and planting. Another path leads round to the side of the cottage to the rear garden , with a paved terrace, lawn with borders. At the rear of the property there is the added benefit of parking which is accessed by double electric gates with vehicular access off Cherry Orchard Close.

### THE OLD STUDIO AND WORKSHOP/OFFICE

A special feature to Applegarth is the additional detached stone cottage which has been totally refurbished providing a stunning redesigned and decorated two bedroom accommodation which has an open plan kitchen/dining/living room with a dual aspect wood burner. There is a downstairs shower room separate utility area off. Stairs lead to two delightful bedrooms and a family bathroom. This is currently marketed as successful a holiday let providing an income and having 5 star reviews although the cottage offers great flexibility and could be utilised either for multi generational living or a business with showroom, the possibilities are endless.

The current owners also built a large separate space which is currently used as a art studio, but perfect for home

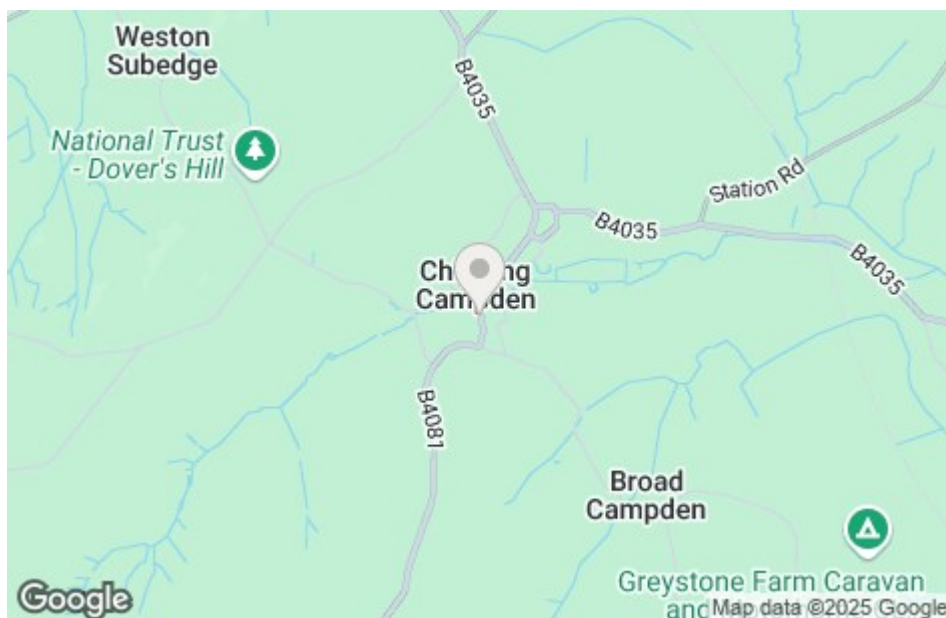












working, a workshop or games room, the flexibility of this is endless. It has a full wall of full length windows and doors with electric blinds plus fitted with air conditioning plus a wall of full length cupboards.

### 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 G.







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