

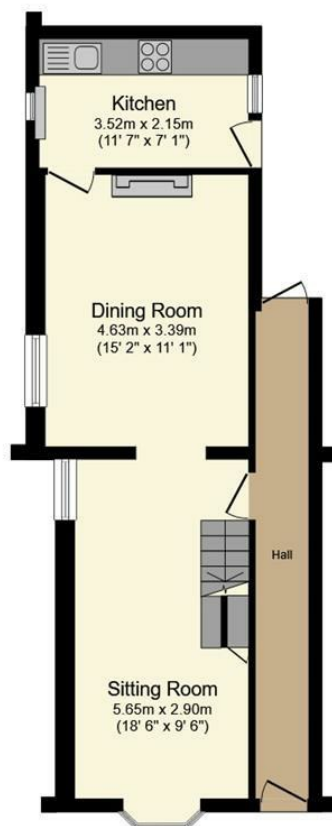
Peter Clarke



6 Park Road, Chipping Campden, Gloucestershire, GL55 6EA

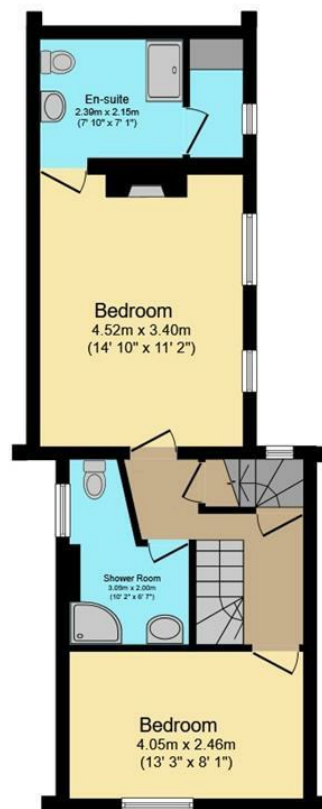


6 Park Road, Chipping Campden, GL55 6EA



Ground Floor

Floor area 48.7 sq.m. (525 sq.ft.)



First Floor

Floor area 45.6 sq.m. (491 sq.ft.)



Second Floor

Floor area 22.0 sq.m. (237 sq.ft.)

Total floor area: 116.3 sq.m. (1,252 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)



- Three bedroom character home
- Renovated to an exacting standard
- Sitting room with wood burner
- Dining room with bay window
- Kitchen with integrated appliances
- Two ensuites and a family bathroom
- Useful utility room
- Courtyard garden
- No onward chain



£635,000

Three double bedroom character home which has been beautifully renovated by the current owners. Hallway, dining room, sitting room, kitchen with integrated appliances, two double bedrooms one with an ensuite on the first floor along with the family bathroom. There is a further double bedroom on the top floor with an ensuite. Outside there is a sunny south west facing courtyard garden. No onward chain.

### 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

#### HALL

The front door I put it into a long hallway running the length of the property the current owners discovered the most beautiful flagstone floor which has been beautifully restored at the far end there's a door into the courtyard and door into the main living area.

#### SITTING ROOM

The sitting room has been beautifully restored by the current owners with bespoke corner sing which is handmade to fit the property as well as adding a lovely wood burning stove to create a comfortable room.

#### DINING ROOM

Located at the front of the property with a lovely Bay window looking out over the street scene.

#### KITCHEN

Modern fitted kitchen with integrated oven hob dishwasher and fridge. There is a door out to the courtyard garden.

#### BEDROOM

Double bedroom located to the front of the property with views out over a traditional Cotswold street scene.

#### BATHROOM

Luxury bathroom with shower, W/C, hand basin and heated towel rail.

#### MAIN BEDROOM

Lovely double bedroom with views over the craves giving a lovely open aspect. There is a luxury on suite with a large walk-in rainforest shower, hand basin, W/C and heated towel rail.

#### UTILITY

Located on the first floor discreetly behind the ensuite housing the boiler and space/plumbing for washing machine.

#### TOP FLOOR BEDROOM

A large dual aspect double bedroom with loads of wardrobe storage space. Complimented by an ensuite with W/C, bath with shower over, hand basin and heated towel rail.

#### OUTSIDE

There is a private south west facing courtyard garden

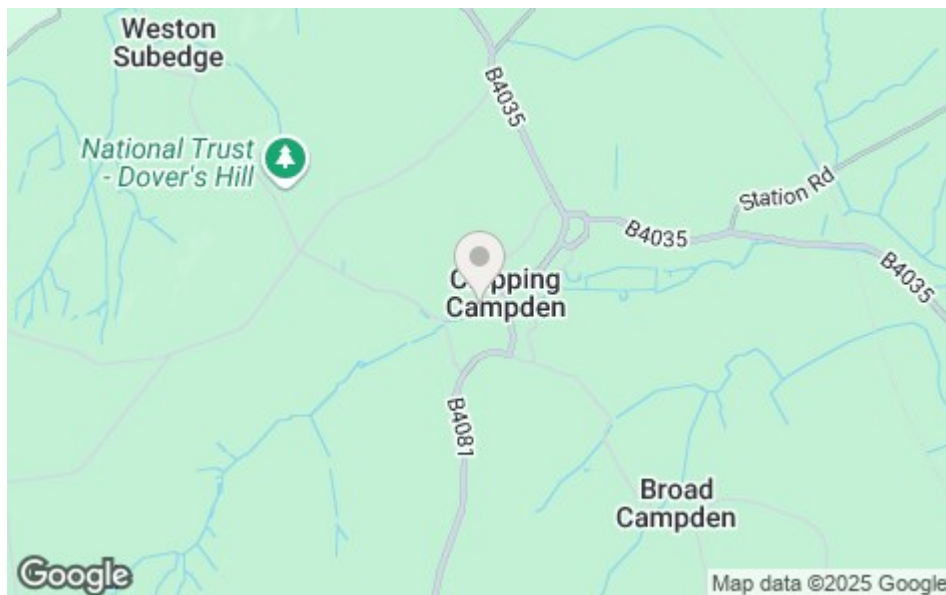












which can be accessed via the kitchen or the hallway. This is a low maintenance space perfect for sundowners.

### **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 E.

**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.







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