

Peter Clarke



12 New Road, Ebrington, Chipping Campden, GL55 6NP

- Semi-Detached Family Home
- Three Bedrooms & Bathroom
- Dual Aspect Extended Kitchen/Dining Room
- Dual Aspect Sitting Room with Wood Burning Stove
- Gardens to the Front & Rear
- Off Road Parking
- Desirable Cotswolds Village
- Farm shop within walking distance
- Award winning pub



£375,000

A well presented, extended semi-detached three bedroom property located in the desirable Cotswold village of Ebrington. Ebrington is situated at the northern tip of the Cotswold Hills in delightful countryside just above Chipping Campden. The village offers a local award winning pub, The Ebrington Arms, a Church of England Primary School, Church, Village Hall and the popular "Vegetable Matters" farmshop & cafe. Within the village there is a cross section of typical architecture from the period thatched cottage to modern houses in local stone.

EBRINGTON

with its picturesque charm is situated on the northern edge of the Cotswold Hills. Known locally as 'Yubberton' it boasts a village green, a village hall, a C of E nursery school and a popular farm shop and butchers. The Norman church, St Eadburgha is tucked away in the heart of the village and the Ebrington Arms public house which overlooks the green has won numerous awards. For everyday shopping needs there is Chipping Campden (2.5 miles) and Shipston on Stour (6 miles) and larger shopping, sporting and cultural centres are Stratford-upon Avon (12 miles) and Cheltenham (24 miles). The nearby town of Moreton in Marsh (8 miles) provides a trainline to London Paddington.

ACCOMMODATION

The entrance hall leads into the kitchen/dining room which has a range of base, wall and drawer units with oak work surfaces over, ceramic sink and drainer, integrated dishwasher, electric double oven with gas hob and extractor above. Storage cupboard with new gas boiler and water softener. Door leads through to sitting room which is dual aspect and has a wood burning stove and sliding patio doors to the rear garden. To the first floor there are three bedrooms and a family bathroom. Outside the property sits on a wide plot so there is both front and rear gardens and off road parking.

GENERAL INFORMATION

TENURE The property is understood to be freehold although we have not seen evidence. This should be checked by your solicitor before exchange of contracts.

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. Gas central heating.

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 Stratford on Avon District Council 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.

SECTION 157

Section 157 Housing Act 1985 - 12 New Road 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 or 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.

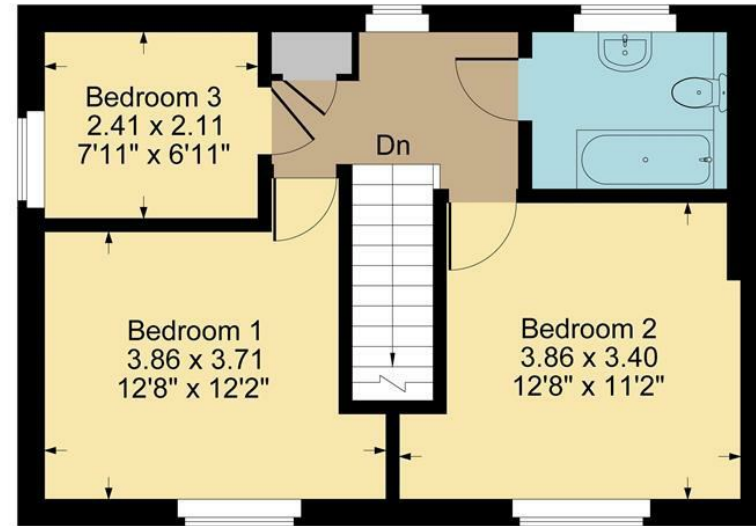




12 New Road, Ebrington



Ground Floor



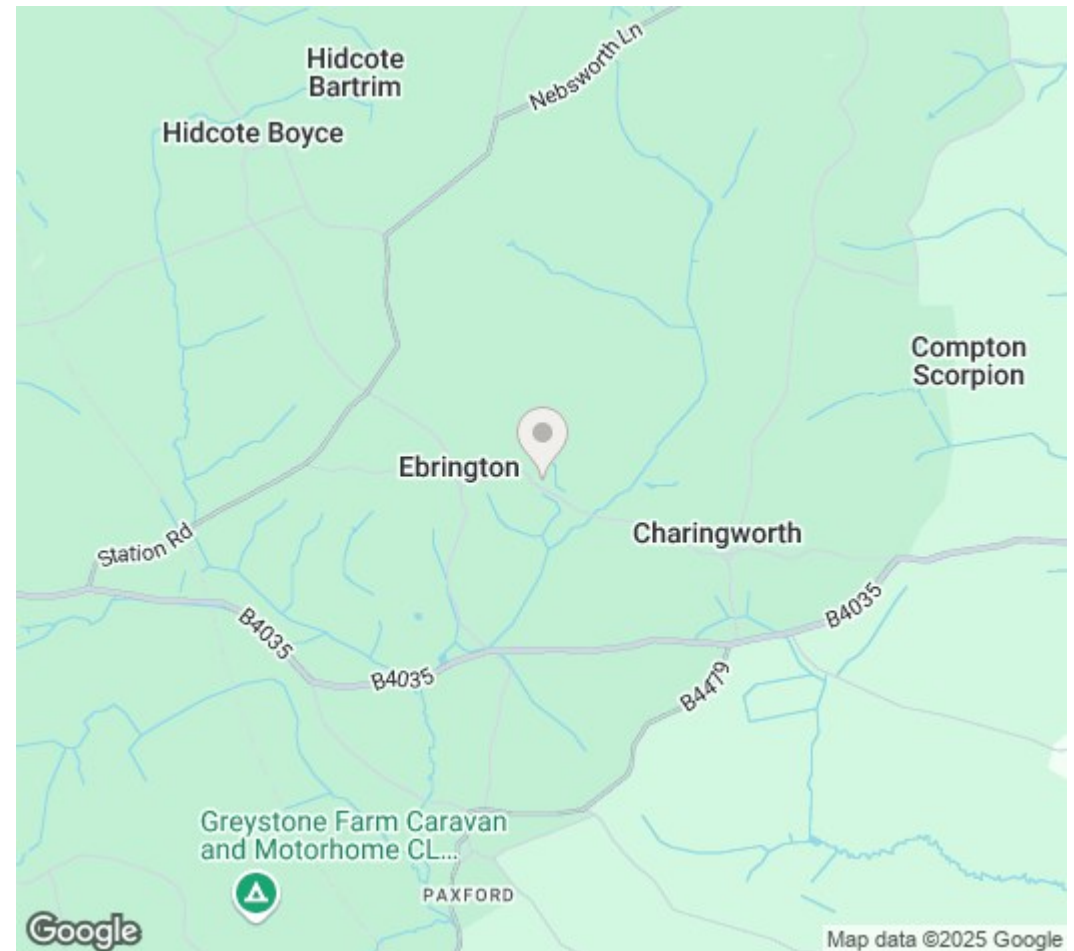
First Floor

Approximate Gross Internal Area
Ground Floor = 48.15 sq m / 518 sq ft
First Floor = 41.59 sq m / 448 sq ft
Total Area = 89.74 sq m / 966 sq ft

Illustration for identification purposes only,
measurements are approximate, not to scale.

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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.

Multi-award winning offices
serving South Warwickshire & North Cotswolds

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

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