

Peter Clarke



Park End, Park Road, Chipping Campden, GL55 6EB

- Double fronted detached home
- Two reception rooms
- Kitchen
- Ground floor shower room
- Three first floor bedrooms
- Additional first floor shower room
- Front and rear gardens
- Potential to create off road parking (subject to consents)
- No onward chain



Asking Price £550,000

Three bedroom double fronted home sitting nicely on its plot. This property has been a well loved family home in the same ownership since 1960, and is ready for the next generation to take on and create new memories. Three bedrooms, family bathroom, two reception rooms, ground floor shower room and kitchen/breakfast room. The rear garden is fully enclosed and there are views to the rear over The Craves.

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.

ACCOMODATION

The front door opens to the hallway with door to principal rooms and stairs to the first floor. There are two reception rooms, both dual aspect with sash windows. To the rear is the kitchen overlooking the garden. There is an additional shower room on the ground floor. On the first floor there are two dual aspect double bedrooms, and a third bedroom at the rear with lovely views over The Craves. There is another shower room on the first floor. Outside the property is set back from the road behind a stone wall. There is side access on both sides and the rear garden is laid to lawn. The rear fence was put up to be secure for their dog, but there is additional garden running to The Cam behind the fence.

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.

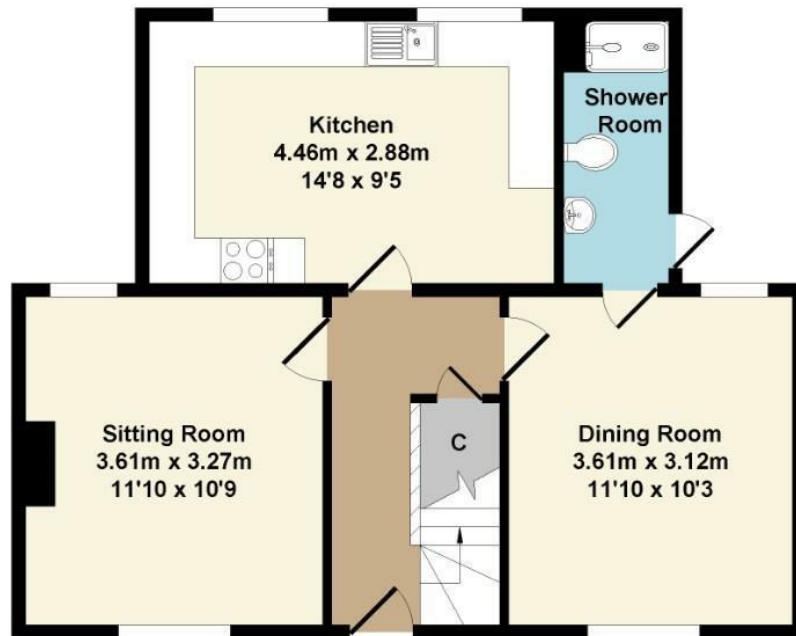
CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: D. A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the selling agent.

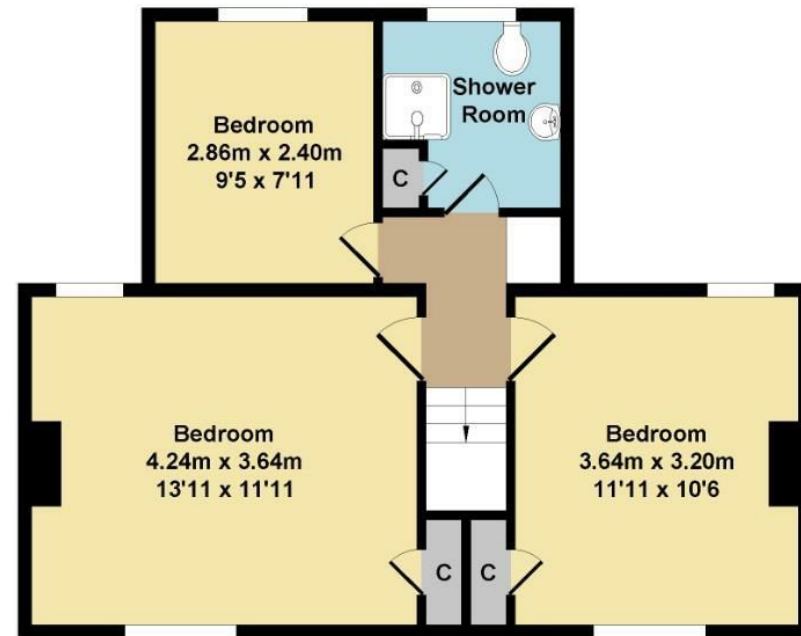


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Total Approx. Floor Area 91.80 Sq.M. (988 Sq.Ft.)

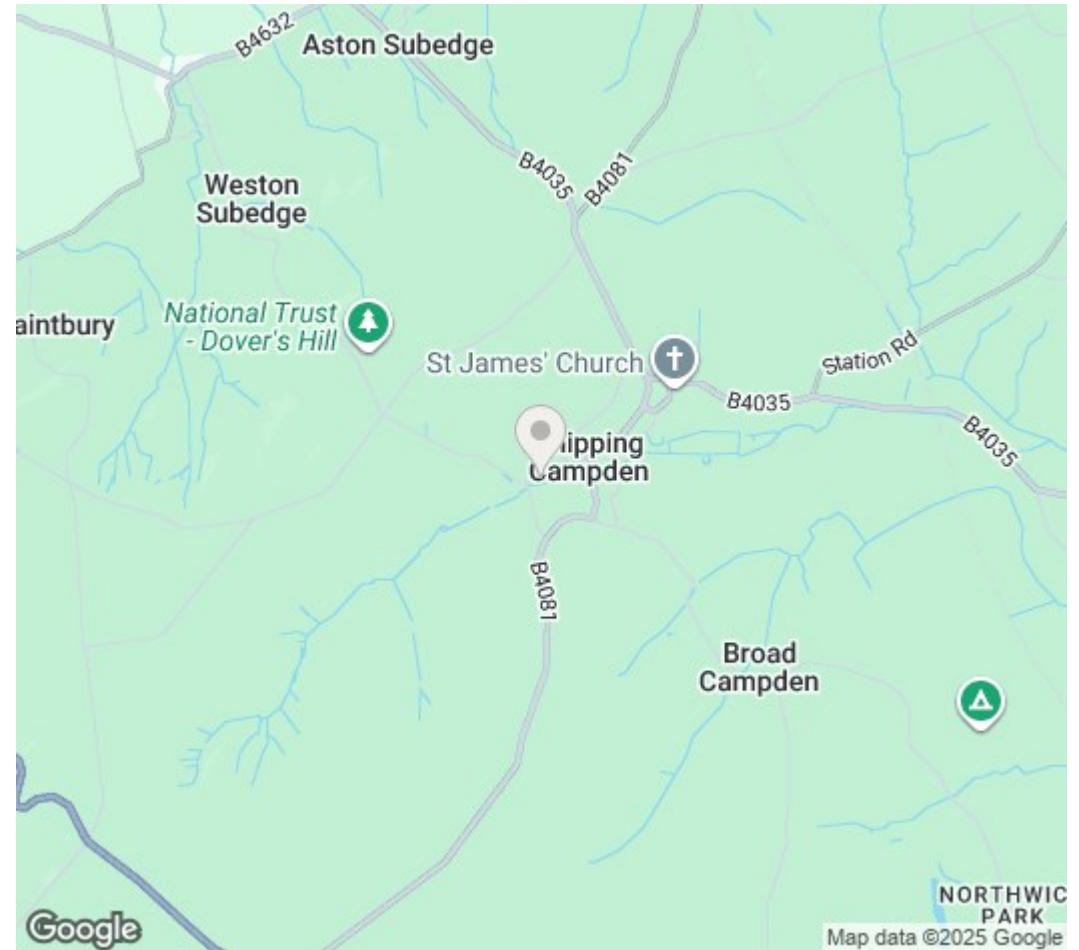
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Ground Floor
Approx. Floor
Area 47.80 Sq.M.
(515 Sq.Ft.)



First Floor
Approx. Floor
Area 44.0 Sq.M.
(474 Sq.Ft.)



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

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