

Peter Clarke



6 Coldicotts Close, Chipping Campden, GL55 6BW

- Three bedroom detached home
- A short level walk from the High Street
- Kitchen/breakfast room
- Sitting/dining room and conservatory
- Family bathroom, cloakroom and ensuite
- Low maintenance rear garden
- Off road parking for several cars
- Garage



£612,500

Three bedroom detached home located in a small close a short level walk from the High Street. Sitting/dining room, kitchen/breakfast room, conservatory and cloakroom. On the first floor there are three bedrooms, ensuite and family bathroom. Outside there is driveway parking for several cars, single garage and low maintenance garden.

CHIPPING CAMPDEN

Boasts one of the most beautiful and historic high streets in the North Cotswolds with its traditional Cotswold architecture and good range of shops catering for most everyday needs. There is 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 main line station to London (Paddington) from Moreton-in-Marsh (7 miles). M40 and M5 access are approximately 30 minutes drive.

ACCOMMODATION

The front door opens into a light and spacious hallway. Cloakroom with w/c and hand basin. The kitchen/breakfast room is dual aspect with sliding doors opening onto the garden and a range of fitted units and space for white goods. The sitting/dining room is also dual aspect with gas fire and door to the conservatory. The conservatory provides a lovely view of the garden. On the first floor there is a family bathroom, ensuite, two double bedrooms and a third currently used as a study. Outside there is driveway parking for several cars and a garage with pedestrian access from the garden. The rear garden is paved and low maintenance having a feature raised flower bed.

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 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 F.

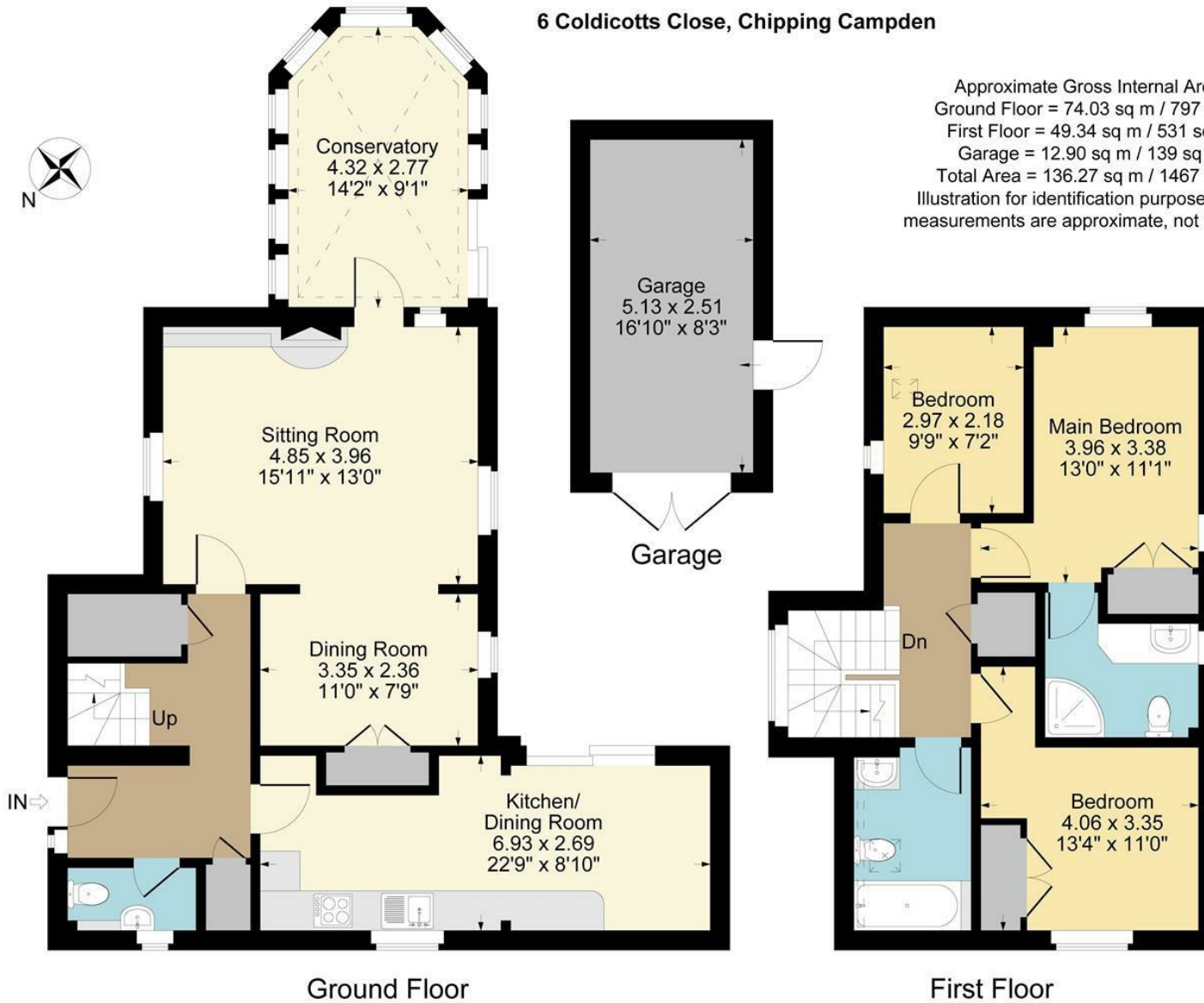
CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: TBC. A full copy of the EPC is available at the office if required.

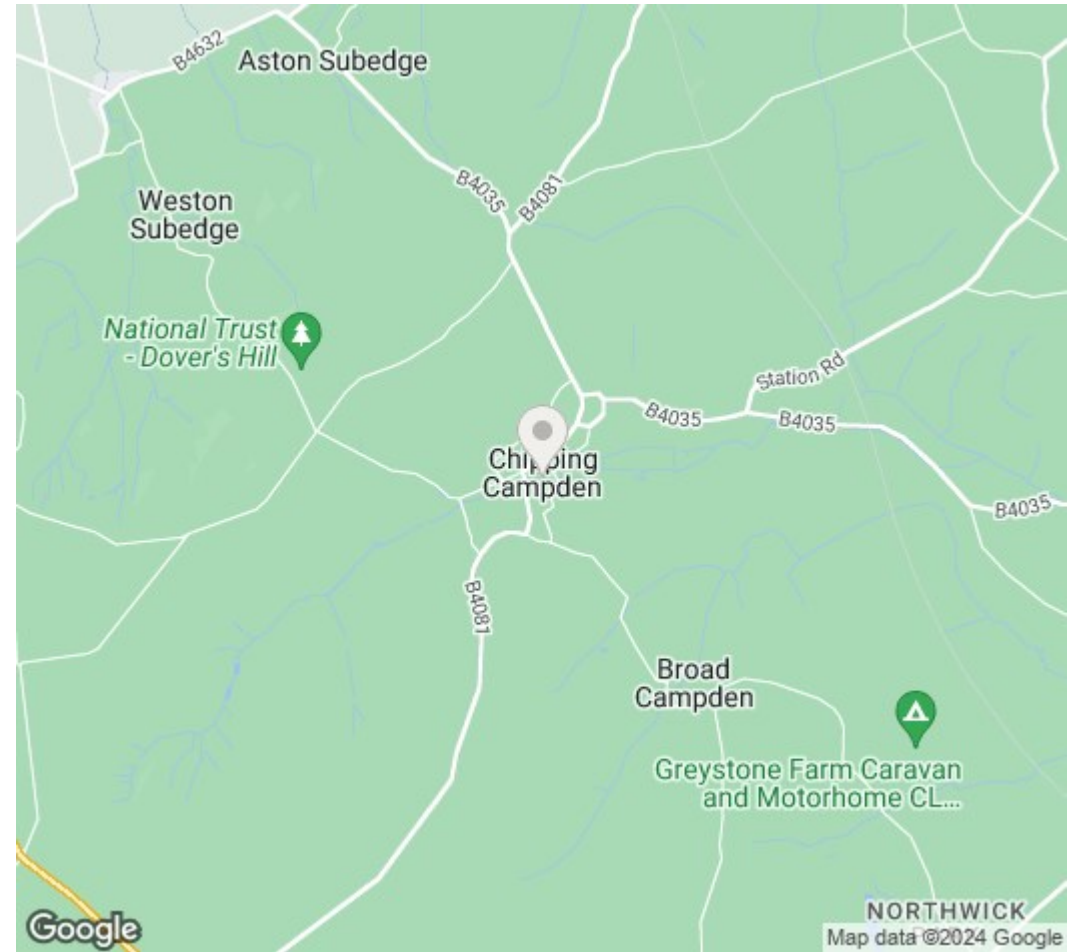
VIEWING: By Prior Appointment with the selling agent.



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Approximate Gross Internal Area
 Ground Floor = 74.03 sq m / 797 sq ft
 First Floor = 49.34 sq m / 531 sq ft
 Garage = 12.90 sq m / 139 sq ft
 Total Area = 136.27 sq m / 1467 sq ft
 Illustration for identification purposes only,
 measurements are approximate, not to scale.





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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