

Peter Clarke



Keepers Cottage, Castle Gardens, Station Road, Chipping Campden, GL55 6JD

- Walking distance to Chipping Campden town
- Three bedroom house
- Dual aspect living room with wood burning stove
- Conservatory
- Spacious Kitchen breakfast room
- Separate utility room
- Family bathroom and en-suite
- Garage and driveway parking
- Pretty garden with gazebo



£595,950

A three bedroom cottage located a short walk from the centre of Chipping Campden. The property comprises three reception rooms, kitchen breakfast room, utility room and garage all on the ground floor with three bedrooms, family bathroom and en suite on the first floor. Outside there is parking and a pretty enclosed rear garden. The property is located at the end of an unmade road which then continues on to a working farm.

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

The front door opens into a porch and then in turn into the hallway with stairs to the first floor. The dual aspect sitting room has a wood burning stove with doors opening into the conservatory, which in turn, has doors opening onto the garden as well as the third reception room, which is currently used as a dining room which also overlooks the garden. There is a spacious kitchen breakfast room with integrated appliances including a Miele fridge/freezer. There is also a separate utility area with downstairs WC and basin. On the first floor there are three good sized bedrooms, all of which have built in storage, family bathroom and en suite with a corner Whirlpool bath as well as separate shower. Outside there is a front garden and driveway parking with access to the integral garage. The rear garden has a pretty patio area and is surrounded by mature planting of shrubs and trees including several fruit trees together with a pretty gazebo seating area.

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 D.

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.

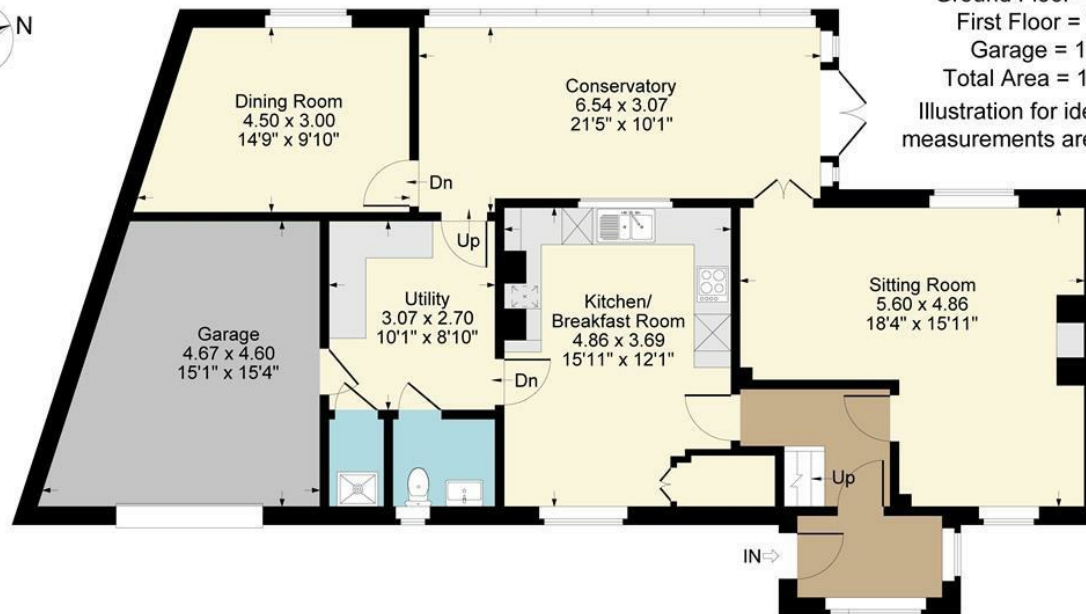


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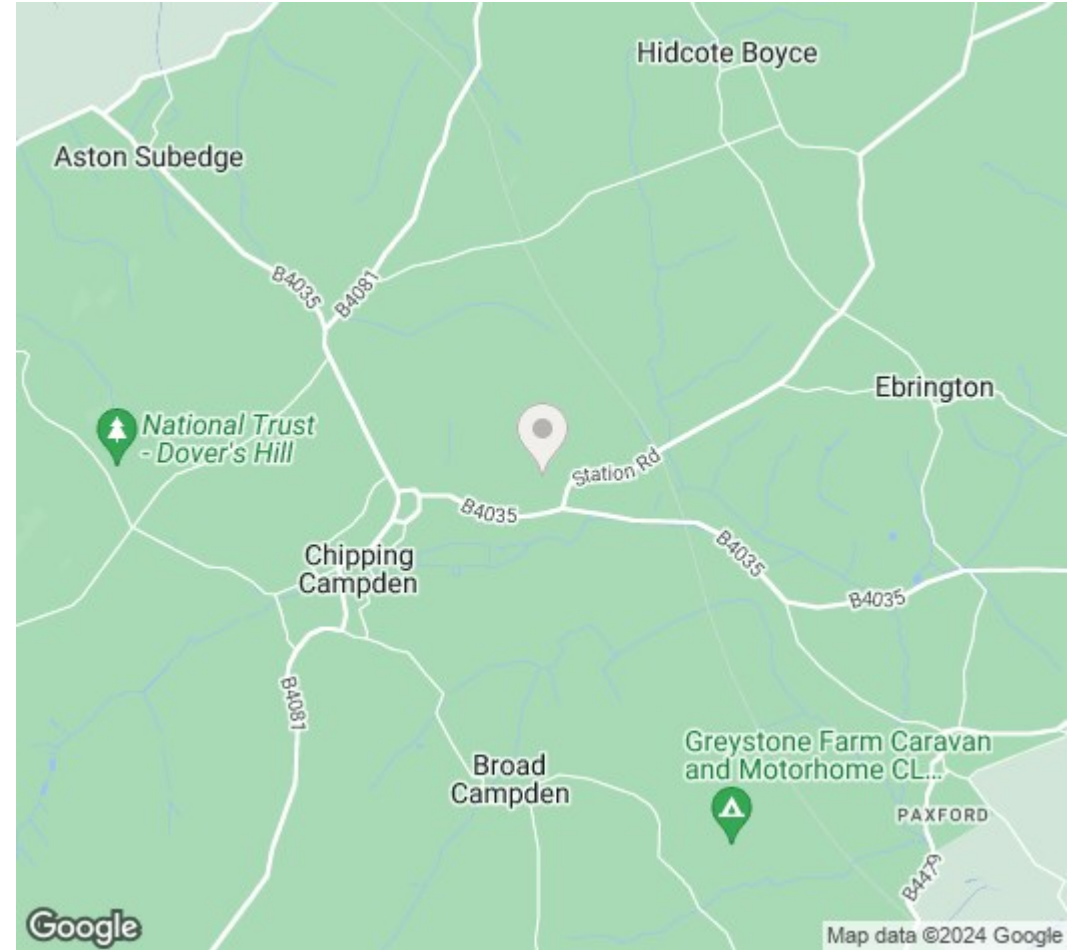
First Floor

Approximate Gross Internal Area
 Ground Floor = 94.76 sq m / 1020 sq ft
 First Floor = 78.93 sq m / 850 sq ft
 Garage = 17.84 sq m / 192 sq ft
 Total Area = 191.53 sq m / 2062 sq ft
 Illustration for identification purposes only,
 measurements are approximate, not to scale.



Ground Floor





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.

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serving South Warwickshire & North Cotswolds

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