



Elm Grove, Ebrington, GL55 6PE

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

This beautifully presented two-bedroom home is located in the highly sought-after Cotswold village of Ebrington, just 2 miles from Chipping Campden.

Upon entering, you are greeted by a hallway that leads to a lovely living room with a feature fireplace and a large understairs cupboard. This area seamlessly flows into the kitchen/breakfast room, which overlooks a garden room that provides a view of a private woodland at the back. Upstairs, you will find two double bedrooms and a modern bathroom.

Outside, the low-maintenance private rear garden includes a handy wooden storage shed and useful side access, via a shared pathway which leads to a double gated path that is for sole use of the property creating a useful area to store bikes etc. The adjacent woodland is teeming with wildlife, offering a peaceful and private outlook. At the front of the property, the driveway can accommodate two cars in tandem.

The property has gas fired central heating and UPVC double glazed windows that were installed in May 2022.





Key Features

- Cotswold Village with Award Winning Pub
- 2 Double Bedrooms
- Sitting Room
- Kitchen Breakfast Room
- Garden Room
- Garden overlooking woodland
- Driveway parking for 2 cars
- Primary School in the Village
- 10 mins Drive to Mainline Rail Oxford/London
- Modern Bathroom

Price Guide
£280,000

Ebrington

Ebrington is a North Cotswold village set amidst most attractive rolling countryside which includes a variety of stone built period and later cottages and houses together with a highly regarded local inn The Ebrington Arms, primary school, historic church and village hall. Chipping Campden, the internationally renowned Cotswold town with a wide range of shops, inns and restaurants, social and recreational amenities is only two and a half miles away. Larger centres within easy access include Moreton-in-Marsh, with mainline rail services to Oxford and London (Paddington), Cheltenham Spa, Evesham and Stratford-upon-Avon.

Additional Information

Tenure: We understand that the property is for sale Freehold.

Local Authority: Cotswold District Council

Council Tax Band: C

EPC Rating: C

Mains water, drainage, gas and electric are connected to the property.

Interested parties are advised to make their own enquiries and investigations before finalising their offer to purchase.

Agents Notes

(i) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending buyers should not rely on them as statements of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

(ii) Floorplans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

(iii) The property is currently tenanted and will be sold with vacant possession, please note photographs were taken before the tenancy commenced.



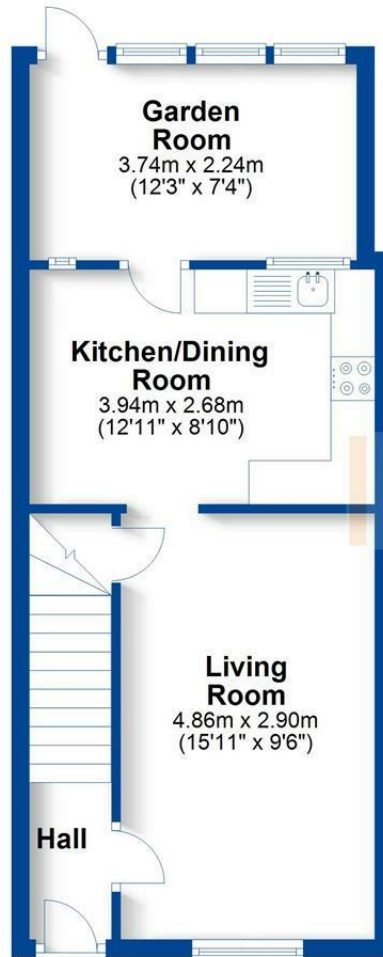




Floorplan

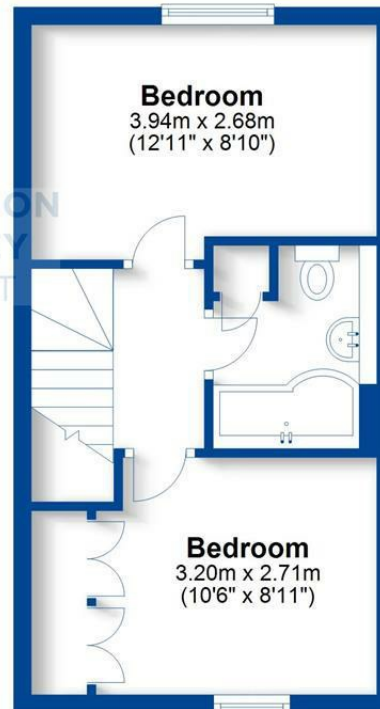
Ground Floor

Approx. 38.8 sq. metres (418.1 sq. feet)



First Floor

Approx. 30.1 sq. metres (324.0 sq. feet)



Total area: approx. 68.9 sq. metres (742.1 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact
Property of Sheldon Bosley Knight Limited. Not to be reproduced



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We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee

Our Testimonials

Excellent sales team. Chloe, Christian and Leanne supported me throughout a difficult sale and at a very competitive fee. They really know their stuff and I wouldn't hesitate to recommend SBK Evesham. Thank you!

Louise Orchard

Fantastic and easy experience. Nothing was too much to ask and the team were incredible in providing support and reassurance in our first move. Everything was communicated to us professionally and efficiently. Massive thanks to the team for making this move possible.

Anna Stoumann

We found our dream home and needed to sell our house to make an offer. Andrew and the team at Sheldon Bosley knight Leamington were fantastic. They managed to value our home, got photos and floor plans sorted, advertised, completed viewings and we had an above asking price offer accepted in one and a half weeks from first contacting them!! Communication from both Andrew, Sophie and the team plus through their online portal was great throughout. Honestly couldn't have asked for more.

Charlie Foley

Both Amy and Amelia were incredibly helpful and proactive throughout the purchase of our property. The commitment that they both showed to the sellers and us as buyers was second to none and meant that any moving bumps were successfully managed. We would wholeheartedly recommend them to friends and, if we were to consider moving again, would certainly use them.

Emmah Ferguson

I had a great experience while purchasing a house with Sheldon Bosley Shipston on stour. From start to finish they have done everything they can to help and been great with communication. I dealt with Kate and Morgan who were both lovely but I'm sure it was a team effort behind the scenes. I felt like they were there for me and supportive. Thank you to you all!

Georgie Smith

Very helpful and friendly staff. They were happy to provide names of local tradesmen which will be a great help. Would highly recommend.

Jane Harms

A stress free procedure due mainly to the estate agent Rockwell Allen. There was excellent communication and marketing with the bonus of getting the asking price.

Susan

Millie has been absolutely brilliant from the word go. The whole experience has been a breath of fresh air and the complete opposite from our last dealings with an estate agent. Thank you Millie for all your hard work and advice, couldn't be bettered.

Kate

We couldn't recommend Sheldon Bosley Knight more. After having a house sale fall through previously, we were very nervous about making our offer, but the lovely Annette and Sara guided us through everything with ease and made us feel so comfortable with our decisions. We got the house of our dreams, and we are absolutely delighted! They made us feel like friends and we would recommend them to anyone looking to buy their perfect home.

Jen Singleton

To book a free no obligation market appraisal of your property contact your local office.

sheldonbosleyknight.co.uk



SALES

LETTINGS

PLANNING &
ARCHITECTURE

COMMERCIAL

STRATEGIC
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BLOCK
MANAGEMENT

RURAL



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