



Springfield Farm
Ebrington
Chipping Campden
GL55 6NL



Description

Springfield Farm is a substantial stone house situated in the heart of the popular North Cotswold village of Ebrington within walking distance of the award-winning inn The Ebrington Arms and being only two miles from Chipping Campden with its elegant and bustling High Street. This former dairy farm is believed to date back to 1760 and has been much improved and extended by the current owners and now offers versatile and spacious accommodation with a wealth of period features including exposed walls, ceiling timbers and stonework, open fireplaces and flagstone floors. The property also benefits from a variety of useful outbuildings and a self-contained annexe as well as land approaching 1.5 acres. The accommodation itself briefly comprises: on the ground floor there is a welcoming entrance hall with wood-burning stove and flagstone flooring, sitting room with inglenook fireplace and Clearview wood-burning stove, dining room with fireplace, kitchen/breakfast room with integrated appliances and Esse range, utility room, family room/snug, conservatory and

cloakroom. On the first floor there is a principal bedroom with en-suite shower room, a guest bedroom also with en-suite facilities, four further bedrooms, study and family bathroom. Outside the useful outbuildings include: triple garage, two stables, workshop, garden store, gym and utility room. There is also a self-contained annexe which could provide a useful income stream or additional accommodation for family members, There is a paved patio area immediately to the rear of the property with a feature pond and rockery with a further lawned area surrounding the annexe. A driveway runs alongside the property giving access to the outbuildings and leading to the paddock itself which is enclosed by mature trees and has been planted with a variety of fruit trees providing an idyllic haven in the heart of the village. Internal inspection of this unique property is highly recommended to fully appreciate the accommodation and land on offer.

Location

Ebrington is a peaceful village located close to Chipping



Campden. The village is filled with character, with an abundance of thatched and stone cottages, a beautiful Church and a local public house and is ideally situated for visiting the many beautiful historic areas in and around the Cotswolds.

Directions


From the A429 heading North turn left at the Portobello crossroads signposted for Chipping Campden. Take the right hand turn signposted to Charingworth and proceed through Charingworth until entering Ebrington. Continue through the village and Springfield Farm can be found on the right hand side just before Coldicott Leys on the left hand side.

Tenure & Possession - Freehold

We understand the property to be Freehold. Potential purchasers should obtain confirmation of this from their solicitor prior to exchange of contracts.

Viewing Arrangements -

Viewing by prior arrangement with Harrison James & Hardie on 01451 822977, or 01608 651000.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	<div>60</div>	<div>79</div>
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



Approximate Gross Internal Area
Main House - 219 sq. metres (2357 sq. feet)
Garage - 49 sq. metres (527 sq. feet)
Annexe - 21 sq. metres (226 sq. feet)
Outbuilding - 63 sq. metres (678 sq. feet)
Total - 352 sq. metres (3788 sq. feet)



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are shown conventionally and are approximate only. They cannot be regarded as being a representation by the seller, his agent, the illustrator or Connor and Company

Notice

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