



# Catbrook House

Catbrook | Chipping Campden | Gloucestershire | GL55 6DE



# Catbrook House

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Stratford-upon-Avon 12 miles

Cheltenham 26 miles

Oxford 38 miles

Moreton-in-Marsh 8 miles

A substantial detached five double bedroom country residence located on the outskirts of one of the most prestigious Cotswold towns.

Snug/Study | Living Room | Dining Room |  
Breakfast Kitchen | Utility Room | Master Suite |  
Family Shower Room

EPC rating C

£1,100,000



Positioned to enjoy open outlooks over countryside to the front and gardens and paddocks to the rear, this substantial detached five double bed roomed country residence is located on the outskirts of one of the most prestigious Cotswold towns and has off-street parking for at least five vehicles.

The commodious accommodation encompasses a jaw dropping 22 foot split-level living room with a homely woodburning stove in a stone fireplace and full height westerly facing windows to the rear overlooking the garden. There is a separate dining room, a snug or study with an adjacent shower room, breakfast kitchen and separate utility room.

At first floor level there are three further shower rooms, two of which are ensuite, and each of the five double bedrooms have their own built-in wardrobes. There are far reaching views to be enjoyed to the front and to the rear. The property has an engaging aspect over the whole landscaped parterre garden with box hedges and its own folly beyond which there are equestrian paddocks.

The property is warmed with gas fired central heating, sealed unit double glazing to all windows.

Character features include solid oak staircase and oak flooring to the living room, ceramic tiled flooring and some small leaded paned mullion windows. The property was built in the early 1980s to an individual design and of a high standard which should be viewed internally to be fully appreciated.

Catbrook House is located on the approach to Chipping Campden from Broad Campden and lies to the south west of the town. Pedestrian access can be gained from the property along Georges Lane giving direct access to one of the most famous curved high streets in the country. Chipping Campden has its own highly rated primary and secondary schools, a wide range of shops, cafes, public houses and restaurants and lies mid-way between the well known towns of Broadway, Stow-on-the-Wold and Moreton-in-Marsh with the latter having rail links to London Paddington.



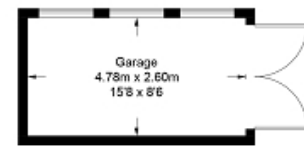
## General

Council tax band G

## Directions

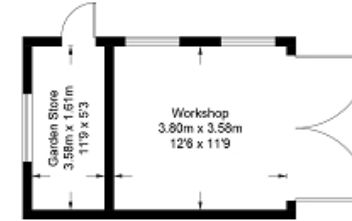
From our Moreton-in-Marsh office, turn left and at the second mini roundabout turn right along the A44 (along the five mile drive) continuing through the village of Bourton-on-the-Hill after which continue past two signposts for Blockley on the right hand side, then turn right onto the B4081 signposted to Chipping Campden. Continue to the bottom of the hill and as the road bends round to the right, take the first turning on the right signposted Broad Campden, continue past the fire station and this property is then around 100 yards along on the right hand side.

## Catbrook House, Catbrook, Chipping Campden, GL55 6DE

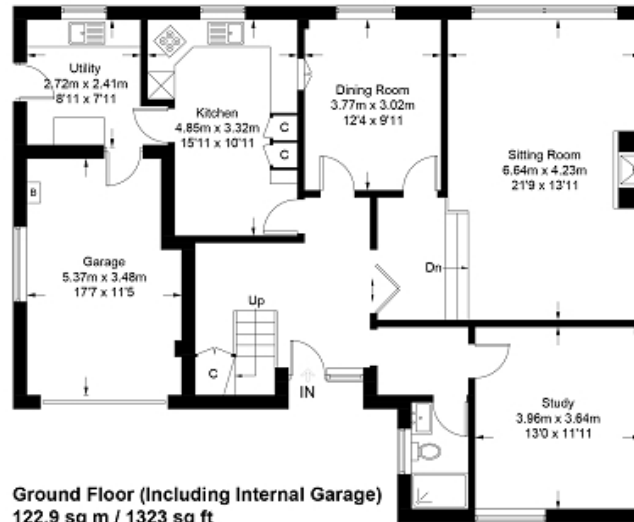


(Not Shown In Actual Location / Orientation)

= Reduced headroom below 1.5m / 5'0"



(Not Shown In Actual Location / Orientation)



Ground Floor (Including Internal Garage)  
122.9 sq m / 1323 sq ft



First Floor  
124.0 sq m / 1335 sq ft

Approximate Gross Internal Area = 246.9 sq m / 2658 sq ft (Including Garage)  
Outbuildings = 32.6 sq m / 351 sq ft  
Total = 279.5 sq m / 3009 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1025319)

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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