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Taylor & Fletcher



Hill View 10 Poplars Close
Chipping Campden, GL55 6EN
Guide Price of £950,000



Hill View 10 Poplars Close

Chipping Campden, GL55 6EN

An attractive detached Cotswold stone 4 bedroom house set in a private position within walking distance of the town.

Directions

From the A424 turn right onto the B4081 signed to Chipping Campden. On entering Chipping Campden, continue down the hill and Poplars Close will be seen on the right hand side immediately after the 30mph sign. Keep to the left and Hill View will be seen on the left hand side.

Location

Hill View is situated on a small and select estate on the edge of the town. Chipping Campden is a popular and mainly unspoilt Cotswold Market Town with a wide High Street with an interesting mix of period properties. It has a good range of day to day amenities including a Co-operative Food store, chemist, Post Office, dentist, opticians, library, doctors surgery, two primary schools and well respected secondary school as well as a number of hostelrys, tea rooms and other shops. In addition it has the attractive Parish Church of St James.

Moreton-in-Marsh is about 6.5 miles. It has a mainline station with a service to London Paddington via Oxford and Reading.

Evesham is situated 12 miles away. It has a comprehensive range of shops and recreational facilities suitable for everyday requirements as well as a main line train station.

Stratford-upon-Avon is 12 miles and Cheltenham 24.5 miles away. They are the principal cultural and commercial towns, providing extensive recreational, business and leisure facilities.

Description

Hill View, 10 Poplars Close is an attractive detached house constructed of honey coloured natural Cotswold stone built on a cut stone plynth with cut stone quoins under a reconstituted Cotswold stone tiled roof. According to the date stone it was built in 1996 and has an attractive gabled front facade with gabled dormer windows set within the roof line. It was also built with leaded light and double glazed windows.

Hill View has comfortable and flexible accommodation with a staircase hall leading to the drawing room, cloakroom, study and dining room, the latter of which has interlinking doors with the drawing room.

In addition there is a kitchen and separate cloakroom and internal access to the integral double garage.

On the first floor there is a master bedroom with generous en-suite bathroom which has a wide corner bath with whirlpool and separate shower cubicle. The master bedroom also has interlinking doors with bedroom 3 which would make an ideal nursery if required.

There is a guest bedroom with en-suite shower room and a further bedroom on the first floor.

There is a private rear garden mainly paved and gravelled with attractive flowers and specimen trees and is very private.

Accommodation

Covered Entrance, outside light, panelled front door.

Staircase Hall

Under stairs storage cupboard, coved ceiling and ceiling rose, dado rail.

Cloakroom

Low level w.c. pedestal wash hand basin, part tiled walls.

Drawing room

Attractive cut stone fireplace with hearth and mantelpiece and fitted with a coal effect gas fire.

Ceiling rose, dado rail and ceiling cornice, pair of double glazed leaded light windows leading to the rear garden terrace.

Television point. Pair of panelled doors leading to the dining room.

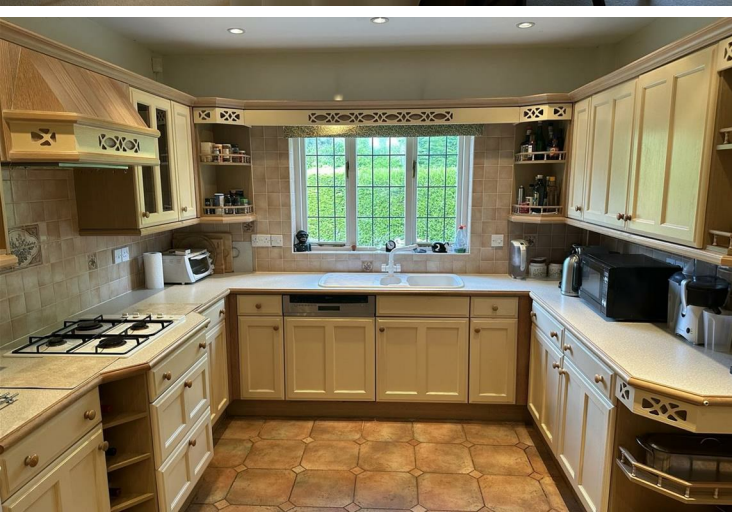
From the entrance hall door to

Dining Room

Cornice ceiling with circular ceiling rose and dado rail, pair of leaded light windows leading to the rear garden terrace.

Study

Coved ceiling, dado rail, double glazed leaded light casement window overlooking the front garden.



Kitchen

One and a half bowl sink unit with single drainer set in a wide surround with a range of drawers and cupboards beneath.

Integrated Neff dishwasher, four ring Neff gas hob with extractor hood above and drawers beneath with wine racks to either side.

Neff double oven and grill with storage above and below.

Matching eye level cupboards with display shelving and plate rack. Tiled floor.

Door to

Utility Room

Stainless steel sink unit with single drainer within a wide surround with drawers and cupboards beneath. Whirlpool heavy duty spin dryer. AEG oko-lavamat 61300 washing machine. Beko fridge-freezer. Essentials free standing chest freezer. Wall mounted Worcester gas fired central heating boiler.

Door leading to the integral double garage. Continuation of the tiled floor from the kitchen and a double glazed leaded light door leading to the rear garden.

Landing

From the staircase hall, stairs with painted newel post, balustrading and timber hand rail lead to the first floor landing. Access to the roof space. Airing cupboard with a foam lagged copper hot water cylinder with immersion heater and slatted timber shelving.

Master Bedroom Suite

Comprising

Bedroom 1

Built in wardrobe cupboard with hanging rail and shelving. A pair of interconnecting doors with bedroom 3.

Door to

Dressing Area

Two built in wardrobe cupboards.

Leading to

En-Suite Bathroom

Comprising a corner panelled bath with chrome taps and whirlpool. Separate walk-in shower cubicle with an Aqualisa shower, tiled surround. low level w.c. oval wash hand basin set within a vanity unit with cupboards and drawers beneath, shelving, wall mounted heated towel rail.

Guest Bedroom Suite

Comprising

Bedroom 2

Range of built in wardrobe cupboards with hanging rail and shelving.

En-Suite Shower Room

Shower cubicle fitted with a Triton power shower, pedestal wash hand basin, low level w.c. strip light with shaver point, part tiled walls.

Bedroom 3

Built in wardrobe cupboard and with interconnecting doors with the master bedroom.

Bedroom 4

Built in wardrobe cupboard with hanging rail and shelving.

Family Bathroom

Panelled bath with gilt hand grips and taps with a Triton Aqua Sensation shower fitted above. Low level w.c. pedestal wash hand basin with gilt taps, part tiled walls, strip light with shaver point.

Outside

Hill View is situated at the head of the cul-de-sac and approached via a paved drive forming parking and set in front of the

Integral Double Garage

Two single up and over doors, power and light, casement window and separate door leading to the rear garden as well as an integral door to the utility room.

A path leads to the front door flanked to one side by a front garden with lawned area and surrounded by well tended and mature shrubs and specimen trees.

The rear garden is approached via a side gate or alternatively from doors from the drawing room, dining room and utility room.

The rear garden is almost entirely paved, surrounded by a gravelled area together with mature hedging, flower and shrub borders and Cotswold stone walling. 2 Garden Sheds. Outside tap.

In addition there are some attractive specimen trees including a Copper Beech.

The rear garden is designed to be easily maintained and is very private.

The Satellite dish located in the rear garden is included in the sale and is designed to transmit television programmes from Asia and beyond.

Services

Mains electricity, water, gas and drainage are connected to the property. Gas fired central heating. Please Note: We have not tested any equipment, appliances or services in this property. Prospective purchasers are advised to commission appropriate investigations prior to formulating their offer to purchase.

Local Authority

Cotswold District Council, Trinity Road, Cirencester
Gloucestershire, GL7 1PX.

Council Tax

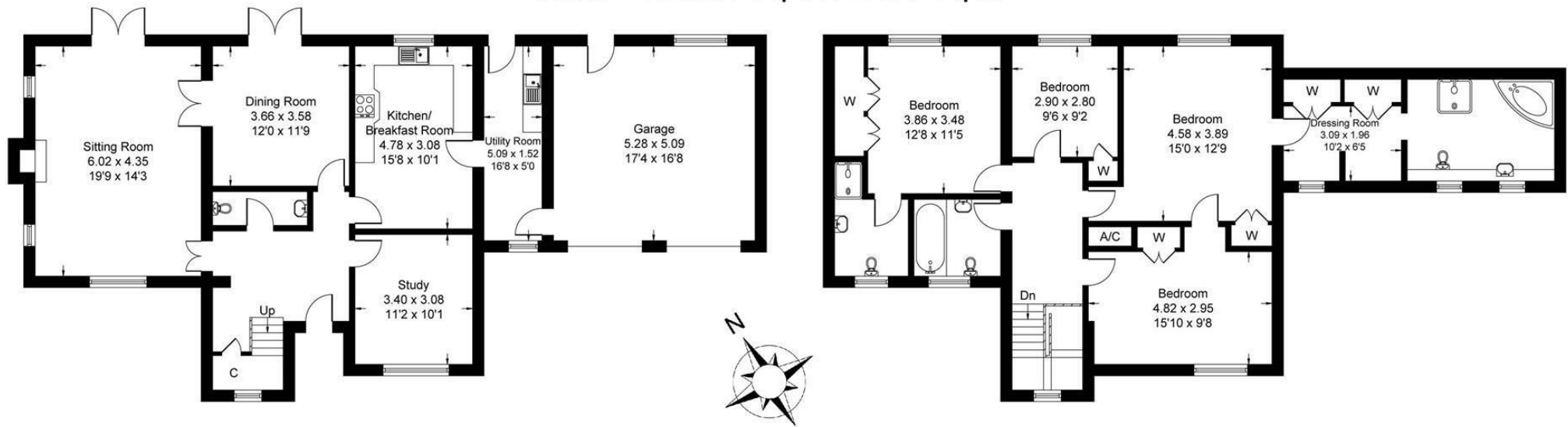
Band G. Rates payable 2024/2025 £3,596.12

Tenure

Freehold.



Approximate Gross Internal Area = 202.63 sq m / 2181 sq ft
Garage = 26.88 sq m / 289 sq ft
Total = 229.51 sq m / 2470 sq ft



Ground Floor

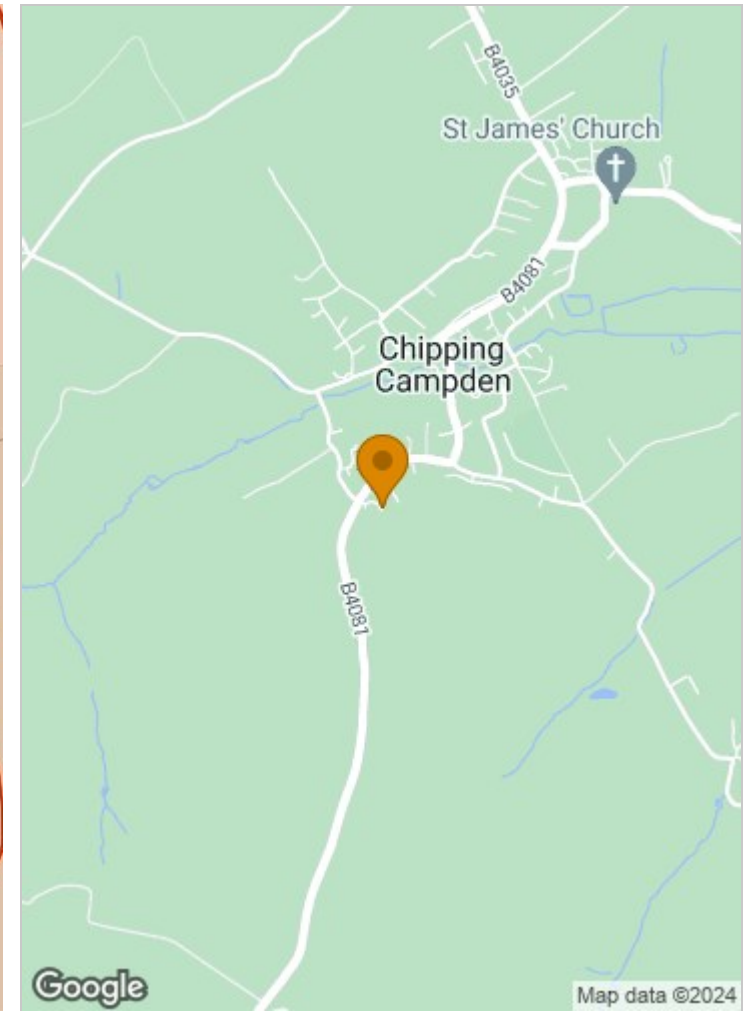
First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Site Plan



Location Map



Viewing

Please contact our Stow-on-the-Wold Sales Office on 01451 830383 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	77
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	