



Larkrise Church Street, Chipping Campden, GL55 6QT

Guide price £800,000

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—PROPERTY—





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# Larkrise Church Street

## Chipping Campden, GL55 6QT

- A pretty stone home situated in the most wonderful position
- A great home which has been owned for many years, offering great scope to personalise and make it your own
- Three spacious bedrooms upstairs
- Large double garage
- Highly regarded village location
- Sweeping driveway, secluded spot
- A peaceful location next to St John the Baptist & St Lawrence Church.
- Three reception rooms downstairs
- Ample parking
- Scope to extend (STPP)

Larkrise is a pretty stone home situated in a secluded spot next to St John the Baptist & St Lawrence Church.

A wonderful opportunity to purchase a property which has been lovingly owned for many years by the current owner situated down a private driveway with wonderful open countryside views. Offering great scope to personalise and make it your own, this property really does need to be viewed to appreciate the potential on offer. The property comprises of; hall, living room, dining room, kitchen with pantry, garden room, w/c and utility. Upstairs are three spacious bedrooms and a family bathroom. Outside the property benefits from a well stocked private gardens, sweeping driveway and double garage.

Weston Subedge - Weston Subedge is situated in the North Cotswolds about 2 miles from Chipping Campden and in the catchment for the school. The village has a pub/restaurant The Seagrave Arms as well as The Village Bar located in the village hall and a church. Chipping Campden, Stratford Upon Avon, Broadway and Cheltenham are nearby for shopping and leisure activities. Honeybourne Station is approximately 2.5 miles away providing rail access to London.



### Additional Information

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

**Local Authority:** Cotswold

**Council Tax Band:** We understand that the Council Tax Band for the property is Band G

**EPC Rating:** D







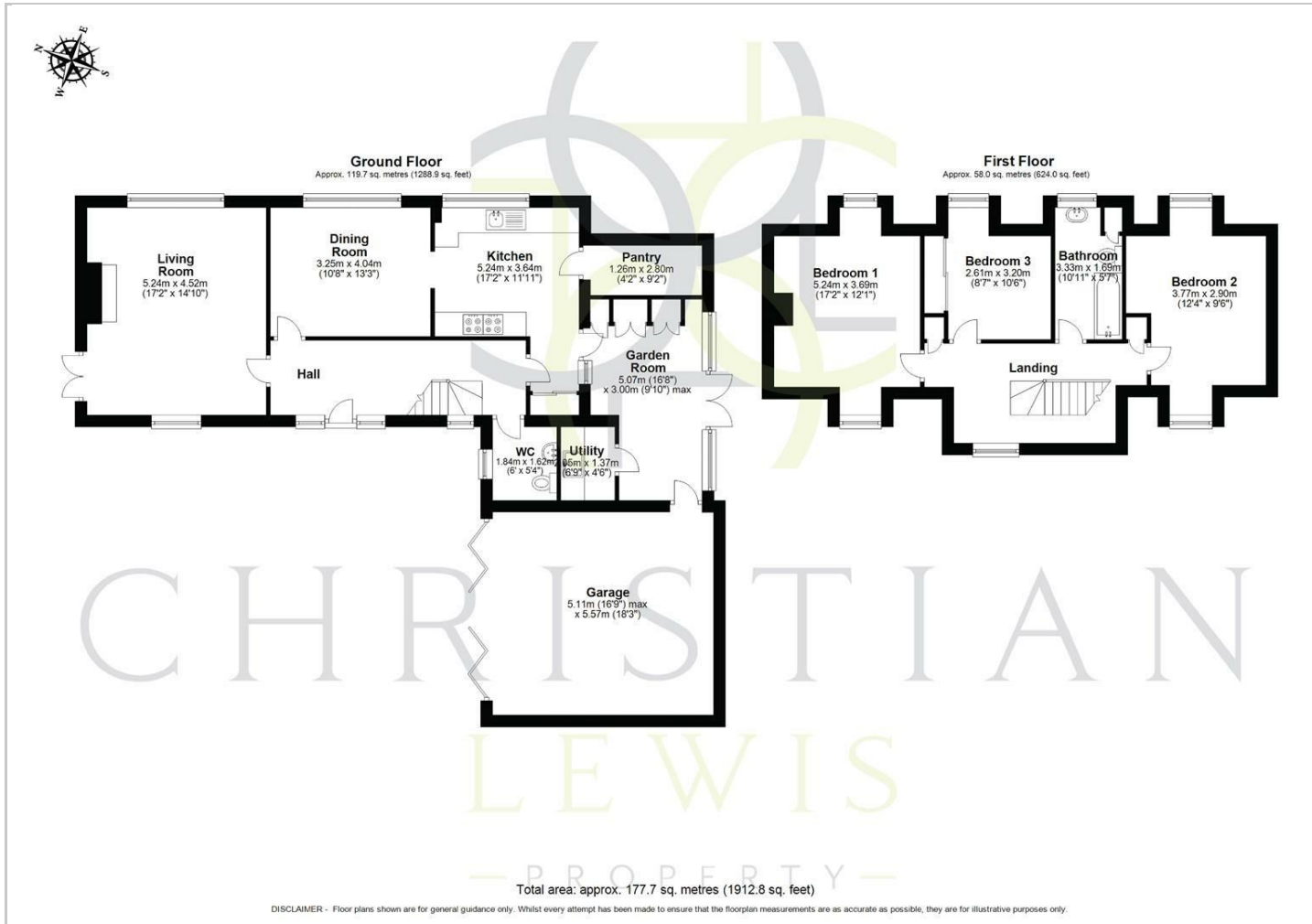




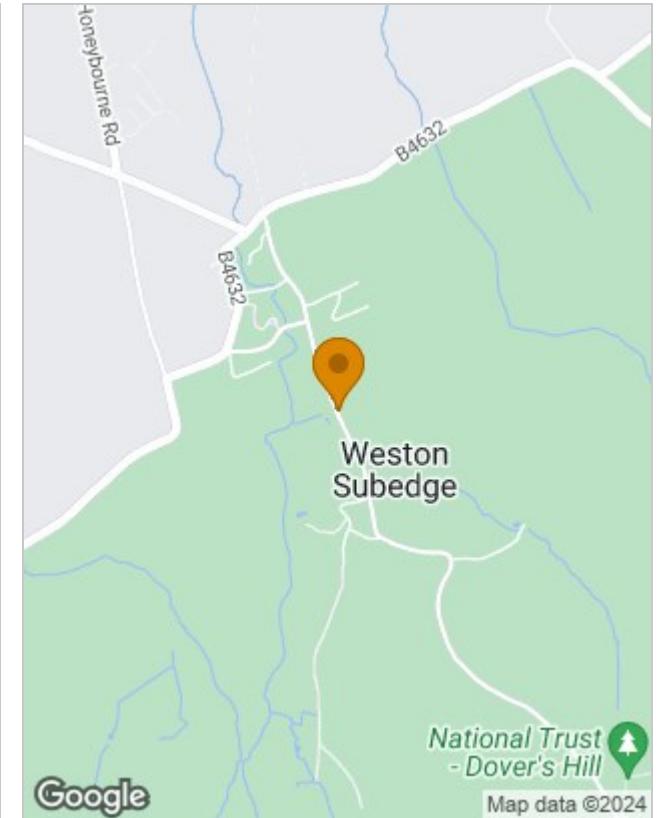
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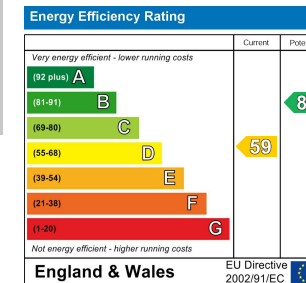
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our Evesham Office on 01386 442929 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.