



CASTLE NURSERIES, CHIPPING CAMPDEN

SECCOMBES

ESTATE AGENTS

**31 CASTLE NURSERIES  
CHIPPING CAMPDEN  
GLOUCESTERSHIRE  
GL55 6JT**

Situated approximately 4 miles from Broadway, 7 miles from Shipston on Stour, 8 miles from Moreton in Marsh, 9 miles from Evesham, 10 miles from Stow on the Wold, 13½ miles from Stratford upon Avon.

**AN ATTRACTIVE, MODERN SPACIOUS AND WELL PRESENTED THREE BEDROOM END TERRACE STONE HOUSE SITUATED TOWARDS THE EDGE OF THE POPULAR COTSWOLD MARKET TOWN OF CHIPPING CAMDEN**

Entrance Hall, Sitting Room, Dining Room, Kitchen, Cloakroom Three Bedrooms, Family Bathroom, Double Glazing, Gas Fired Heating, Attractive Enclosed Garden, Single Garage, Off Road Parking

**Viewing: Seccombes Estate Agents, Shipston on Stour**  
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**Chipping Campden** is a charming and popular former market town situated on the northern edge of the Cotswold Hills. The town's High Street is renowned for its attractive Cotswold stone buildings and is a busy local centre.

Within Chipping Campden there are schools and churches as well as a wide range of shops, including a post office, a number of public houses, restaurants and hotels. Further shopping and recreational facilities can be found in the nearby larger centres of Stratford upon Avon, Evesham and Cheltenham.

Moreton in Marsh has a mainline railway station with main line trains south to Oxford and London (Paddington).

**31 Castle Nurseries** is an attractive, and well presented three bedroom end terrace stone house which is understood to have been built in about 2000.

The spacious and well proportioned accommodation has open plan ground floor accommodation with the sitting room linking through to the dining room via an archway. In addition the kitchen, bathroom and cloakroom are all well appointed.

Outside to the back is an attractive enclosed garden offering privacy.

In addition situated a short distance away is a single garage with off road parking in the front. The accommodation briefly comprises



**Entrance Hall** with stairs to first floor. Door to **Cloakroom** with w.c., wash hand basin.

**Sitting Room** with feature fireplace incorporating an electric coal effect fire. Archway to

**Dining Room** with double French doors to garden.

**Kitchen** with single stainless steel sink and drainer with fitted cupboard and plumbing for dishwasher under, plumbing for washing machine, fitted base units with work surface over, fitted wall units, built in Bosch electric oven with four ring Bosch gas hob over and extractor hood above. Worcester gas fired boiler for central heating and hot water. Half glazed door to garden.

Stairs rise to **First Floor Landing** with **airing cupboard** with insulated hot water cylinder with electric immersion heater attachment.

**Bedroom One** with built in double and single wardrobe.

**Bedroom Two** with built in double wardrobe.

**Bedroom Three**

**Family Bathroom** with bath with shower and shower screen over, w.c., wash hand basin with fitted mirror over and built in double cupboard under.

Outside to the front are well stocked shrub borders to either side of the front door. To the back and approached from either the dining room, kitchen or side access is an attractive part walled **Enclosed Garden** about 30'0"/9.14m max deep x 23'0"/7.01m wide, principally lawned surrounded by shrub border with Wild Cherry, Magnolia and Laurel trees.

Situated at the end of the gravel driveway adjoining property is a **Single Garage** about 16'4"/4.97m x 8'6"/2.59m max (internally), **off road parking space** in front.

#### GENERAL INFORMATION

##### Tenure

The property is offered freehold with vacant possession.

##### Council Tax

This is payable to Cotswold District Council. The property is listed in band D.

##### Fixtures and Fittings

All items mentioned in these sale particulars are included in the sale. All other items are expressly excluded.

##### Services

Mains electricity, gas, water and drainage are connected to the property. Worcester gas-fired boiler for central heating and hot water.

#### Energy Performance Certificate

Current: 69 (C) Potential: 83 (B)

#### Directions

From the centre of Chipping Campden take the B4035 for Shipston on Stour. Continue around the one way system and down the hill. Just before leaving Chipping Campden, and before the left hand turn for Ebrington, turn left into Castle Nurseries. On entering Castle Nurseries take the first right and 31 Castle Nurseries is at the right hand end of the terrace of houses on the left.

#### Postcode GL55 6JT

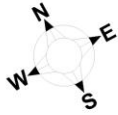
**What three words///** swing.fortified.campsite

#### IMPORTANT NOTICE

These particulars have been prepared in good faith and are for guidance only. They are intended to give a fair description of the property, but do not constitute part of an offer or form any part of a contract. The photographs show only certain parts and aspects as at the time they were taken. We have not carried out a survey on the property, nor have we tested the services, appliances or any specific fittings. Any areas, measurements or distances we have referred to are given as a guide only and are not precise.

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# FLOOR PLANS

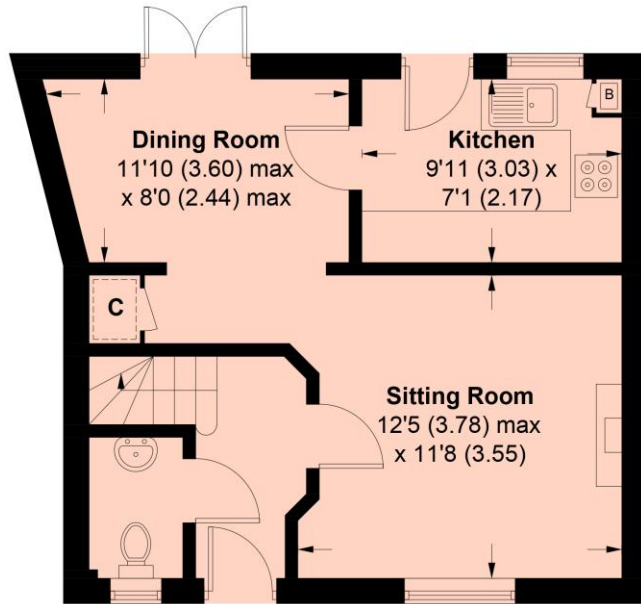


## 31 Castle Nurseries, Chipping Campden, GL55 6JT

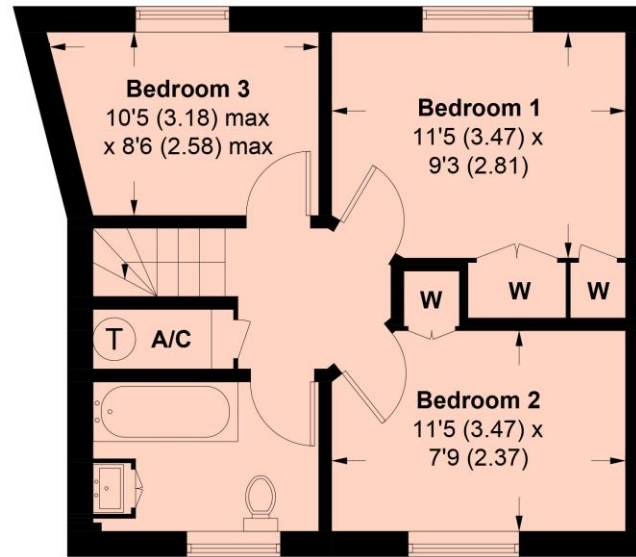
Approximate Area = 74.7 sq m / 804 sq ft

For identification only - Not to Scale

 = Reduced headroom below 1.5m / 5'0"



**GROUND FLOOR**



**FIRST FLOOR**



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