



Peter Clarke

IN ASSOCIATION WITH

Winkworth

23 Berrington Road, Chipping Campden, GL55 6JA

- Two bedroom semi detached home
- Extended kitchen/dining/family room
- Sitting room with wood burning stove
- Ground floor utility room
- first floor bathroom
- Driveway parking
- Large rear garden
- Section 157 restriction applies



£350,000

Two bedroom semi detached home with fabulous garden. Located at the bottom of Berrington Road, the house has an open aspect to the front over the green, and farmland beyond the garden. The current owners added on a single storey extension which creates a lovely kitchen/family space.

CHIPPING CAMPDEN

A historic market town, known for its beautiful high street and traditional Cotswold architecture, Chipping Campden is a fantastic place to call home. There is a good range of shops, a library, excellent primary and secondary schools, doctor's surgery and Leisure Centre. Nearby towns of Stratford-upon-Avon (12 miles) and Cheltenham (18 miles) provide larger shopping and cultural amenities. There is a mainline station to London (Paddington) from Moreton-in-Marsh (7 miles). M40 and M5 access are approximately 30 minutes drive.

ACCOMMODATION

The front door opens into the hallway with doors off to principal rooms and stairs to the first floor. There is a ground floor utility room, which has potential to be a ground floor shower room if required. The sitting room is dual aspect with doors onto the garden and a wood burning stove. The kitchen/dining/family room was extended by the current owners and is a great L shaped space with doors again onto the garden. On the first floor there are two bedrooms and a family bathroom. Outside, there is driveway parking to the front and side access leads to the rear garden. The garden is a fabulous feature of the property, as it backs onto farmland. The current owners have created a large timber workshop/shed which has power and light. Beyond the workshop is a lovely landscaped seating area, with the remainder mainly laid to lawn.

GENERAL INFORMATION

TENURE: The property is understood to be freehold. This should be checked by your solicitor before exchange of contracts.

SERVICES: We have been advised by the vendor that mains gas, electricity, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts.

RIGHTS OF WAY: The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band C.

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: D. A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the selling agent.

SECTION 157

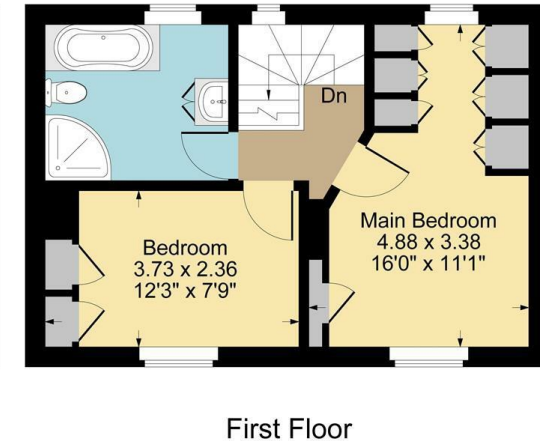
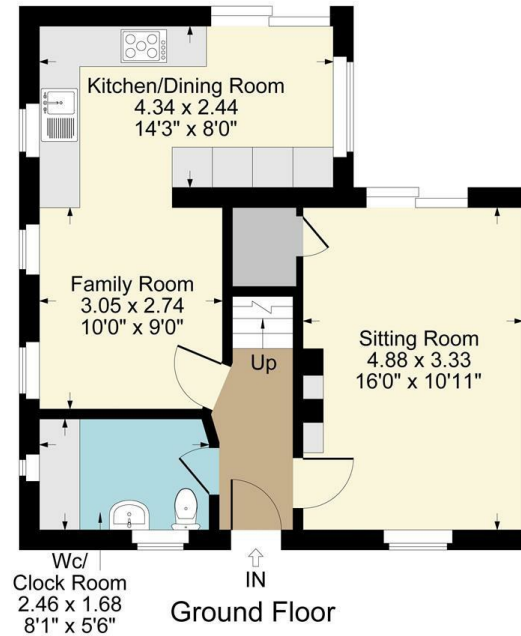
Section 157 Housing Act 1985 - 23 Berrington Road was formerly part of the local authority housing stock and as such contains a restrictive covenant which requires consent to purchase from the local authority. It is understood that any purchaser (or tenant) who has lived and worked within Gloucestershire or the Cotswold Area of Outstanding Natural Beauty for at least the last three years immediately prior to the purchase or rental, would qualify for automatic consent. Other applications may be considered on merit following a minimum of 8 weeks marketing on the Council's website.







23 Berrington Road, Chipping Campden



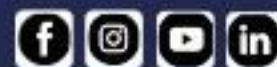
Approximate Gross Internal Area
Ground Floor = 47.86 sq m / 515 sq ft
First Floor = 35.67 sq m / 384 sq ft
Total Area = 83.53 sq m / 899 sq ft
Illustration for identification purposes only,
measurements are approximate, not to scale.



DISCLAIMER: HMR Homes Limited t/a Peter Clarke in association with Winkworth themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of HMR Homes Limited t/a Peter Clarke in association with Winkworth has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.

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Peter Clarke

an estate agency with Winkworth