

7 Haysums Close, Chipping Campden, GL55 6EH

- Four bedroom detached family home
- Dining room
- Sitting room
- Kitchen/breakfast room
- Shower room
- Family bathroom
- Driveway parking
- South facing garden

4 2 2

£795,000

Four bedroom family home located in a quiet cul-de-sac within walking distance of the town centre. The property offers two reception rooms, a kitchen/breakfast room, a ground-floor shower room, and additional storage space in the garage. On the first floor, there are four bedrooms and a family bathroom. Outside, the property benefits from driveway parking and a sunny, enclosed rear garden.

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 storm porch. The dining room is open plan, although a stud wall could be installed if a separate reception room or ground floor bedroom were required. The sitting room spans the rear of the house and enjoys views over the garden through the picture window, as well as benefiting from a feature fireplace. The kitchen/diner has been extended into the utility area and part of the garage, creating a wonderful social space. The addition of a ground floor shower room makes the property potentially future proof. On the first floor, there are four bedrooms, with the main bedroom located at the rear of the house. There is also potential to add an ensuite, should you wish. The family bathroom could be redesigned to incorporate a separate shower, as there is ample space available. Outside, there is driveway parking for several vehicles, and side access leads to the south facing rear garden.

GENERAL INFORMATION

TENURE: The property is understood to be freehold although we have not seen evidence. This should be checked by your solicitor before exchange of contracts.

SERVICES: We have been advised by the vendor that mains electric and gas 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.

LISTED: No

BROADBAND/MOBILE COVERAGE: Broadband: Ultrafast (Checked on Ofcom Aug 26) | Minimum Mobile Coverage: 68% O2 (Checked on Ofcom Aug 26)

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

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.

AGENTS DECLARATION: In accordance with legislation, the Agent wishes to declare and make prospective buyers aware that a consultant of Peter Clarke in association with Winkworth, is related by marriage to one of the shareholders of Quintessential Inns Ltd. If any further information is required please do not hesitate to connect the Agent's office. We also recommend independent advice is sought if required.











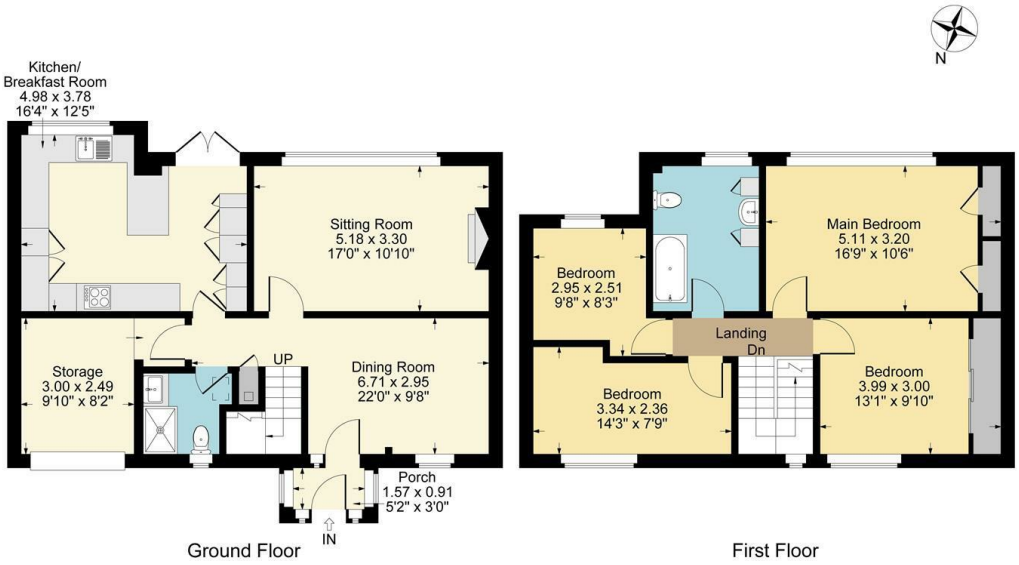








7 Haysum's Close, Chipping Campden



Approximate Gross Internal Area
Ground Floor = 69.11 sq m / 744 sq ft
First Floor = 61.86 sq m / 666 sq ft
Total Area = 130.97 sq m / 1410 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
Winkworth