

Peter Clarke

IN ASSOCIATION WITH

Winkworth



Stonelea Hoo Lane, Chipping Campden, Gloucestershire, GL55 6AZ

- Detached bungalow
- Three bedrooms
- Bathroom
- Dining room
- Kitchen
- South facing garden
- Driveway
- Detached garage
- Loft with potential to extend, subject to consents
- No onward chain



£725,000

Three bedroom detached bungalow which sits centrally on its plot with gardens surrounding on all sides. In addition there is driveway parking for a number of cars and a timber garage. There is also scope to convert the loft space, subject to consents.

#### 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 to principal rooms. Sitting room with feature fireplace and picture window to the front. There are also two double bedrooms at this end of the house. As you proceed down the hall, the bathroom is in front of you with a bath, w/c, hand basin and separate shower cubicle. At the rear of the house, you enter the dining room with a lovely bay window looking out over the garden. From there you can access bedroom three. The kitchen has mainly integrated appliances with space for a washing machine and tumble drier. The back door opens onto the south facing rear garden, which is mainly laid to lawn with mature trees and shrubs. To the front there is driveway parking for a number of cars and a detached timber garage.

#### 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 E.

**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.







## Stonelea, Hoo Lane, Chipping Campden



**Ground Floor**  
 Floor area 88.0 sq.m. (947.2 sq.ft.)

**First Floor**  
 Floor area 88.0 sq.m. (947.2 sq.ft.)

**Garage**  
 Floor area 12.05 sq.m. (130 sq.ft.)

**Total floor area: 176.0 sq.m. (1,895 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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Multi-award winning offices  
 serving South Warwickshire & North Cotswolds

Grafton House High Street, Chipping Campden, Gloucestershire, GL55 6AT  
 01386 770044 | [campden@peterclarke.co.uk](mailto:campden@peterclarke.co.uk) | [www.peterclarke.co.uk](http://www.peterclarke.co.uk)



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