



## Saxon Fields, Ebrington

Guide Price **£300,000**

## 6 Saxon Fields

Ebrington, Chipping Campden

This beautifully presented semi-detached home built in Cotswold stone includes 2 double bedrooms. It is situated within a small development of just 16 houses and boasts a driveway that provides parking for 2 cars, as well as a charming rear garden. Upon entering, you are welcomed by a hallway that has been stylishly panelled and includes a convenient built-in bench seat with coat hooks above. The kitchen is well-equipped with ample units and space for all the usual appliances, as well as an electric oven and gas hob.

There is a practical downstairs WC and a storage cupboard before accessing the sitting room, which is bright and airy, featuring patio doors that overlook the garden.

Upstairs, you will find 2 double bedrooms, one of which has a built-in wardrobe. The modern bathroom includes a shower over the bath.

The pretty rear garden features a lovely patio, lawn, and borders. There is access to the front of the property from the garden, where the driveway offers side-by-side parking for 2 cars.





Built in 2020 by Piper Homes, this property benefits from the remaining NHBC warranty. Originally purchased under a shared ownership scheme, our vendors have obtained permission from Bromford to advertise the property for sale at 100% of its value. Please ask us for more details. The Current vendors own 35% on a shared ownership scheme which is leasehold, however the remaining 65% will be purchased simultaneously from Bromford Homes enabling the purchaser to acquire the property 100% with the freehold.

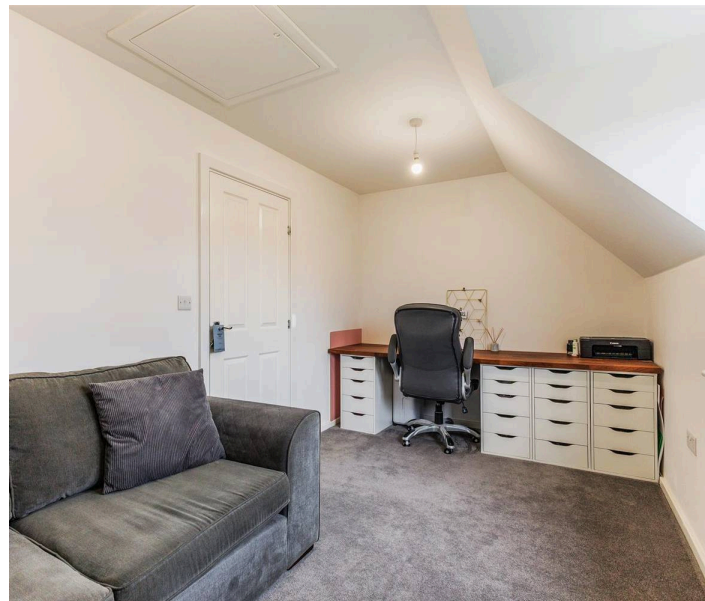
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

Ebrington is a North Cotswold village set amidst most attractive rolling countryside which includes a variety of stone built period and later cottages and houses together with a highly regarded local inn The Ebrington Arms, primary school, historic church and village hall. Chipping Campden, the internationally renowned Cotswold town with a wide range of shops, inns and restaurants, social and recreational amenities is only two and a half miles away. Larger centres within easy access include Moreton-in-Marsh, with mainline rail services to Oxford and London (Paddington), Cheltenham Spa, Evesham and Stratford-upon-Avon.

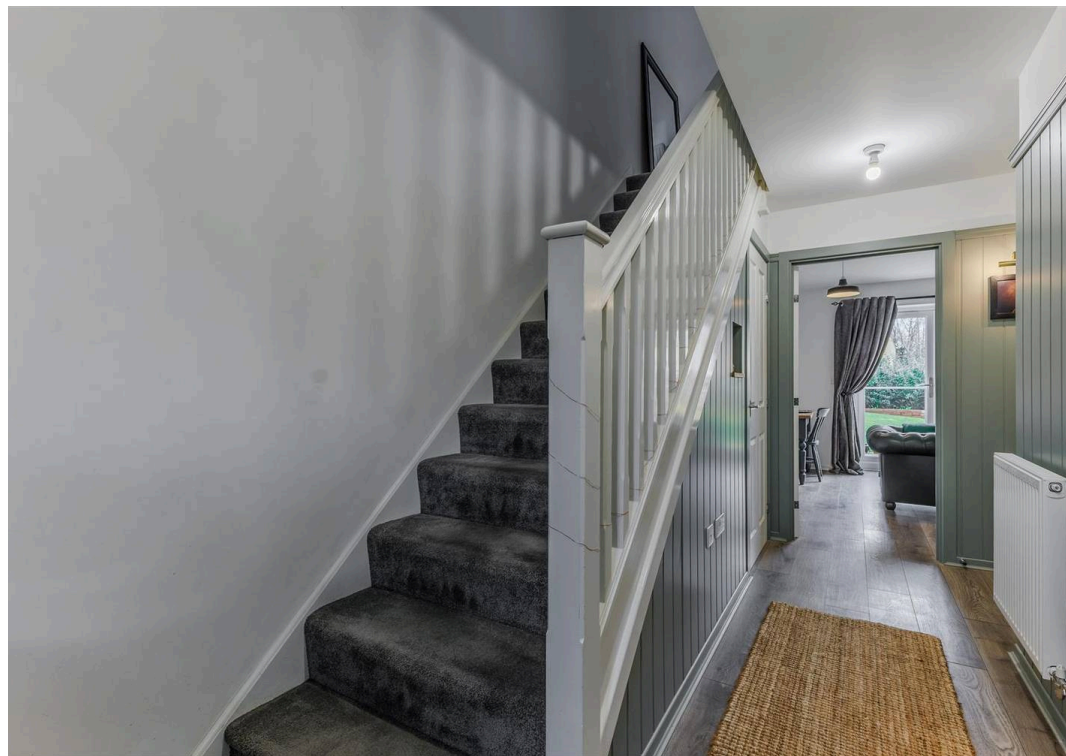


#### **DISCLAIMER**

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded.

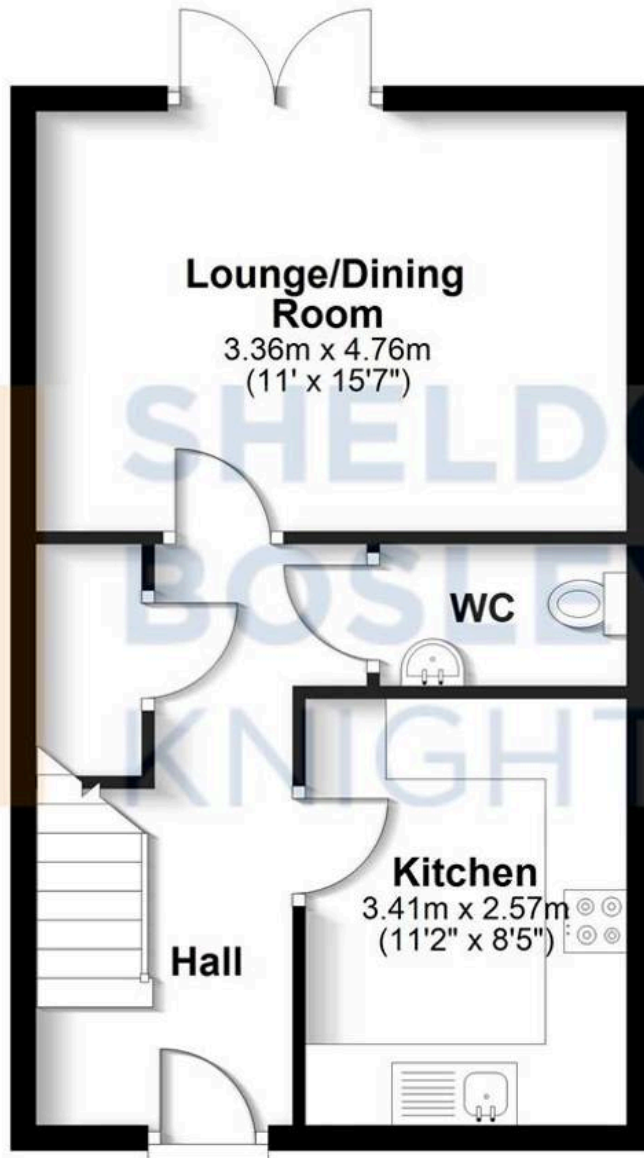
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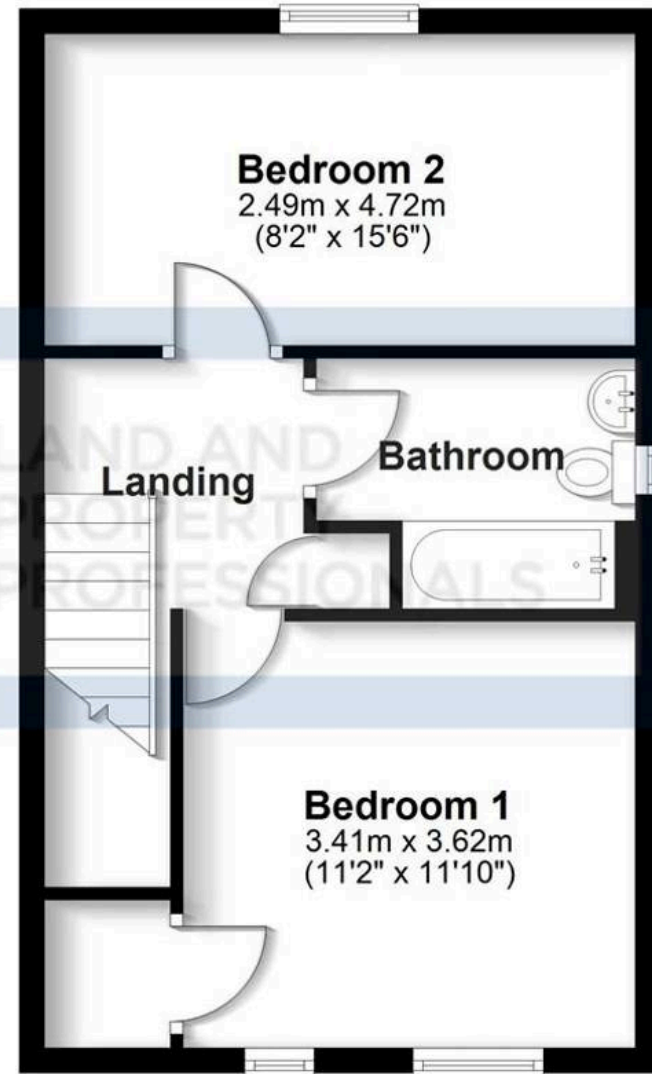
## Ground Floor

Approx. 38.4 sq. metres (413.6 sq. feet)



## First Floor

Approx. 38.4 sq. metres (413.4 sq. feet)



Total area: approx. 76.8 sq. metres (827.1 sq. feet)

All efforts have been made to ensure the measurements are accurate on this floor plan, however these are for guidance purposes only.

Plan produced using PlanUp.



## Sheldon Bosley Knight Shipston & Kineton

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**Future Development & Planning:**

Sheldon Bosley Knight cannot comment on future development of neighbouring land. Buyers should make their own enquiries regarding any current or proposed planning applications that may affect the property or surrounding area and may only reply upon written responses to questions on this matter.