

# Charingworth Chase Farm, Charingworth

Guide Price **£400,000**

SHELDON BOSLEY KNIGHT

LAND AND PROPERTY PROFESSIONALS

# Charingworth Chase Farm

## Charingworth, Chipping Campden

A rare opportunity to acquire a delightful two-bedroom barn conversion, peacefully situated within a charming courtyard development in the picturesque Cotswold hamlet of Charingworth. Offered for sale with no onward chain.

The property combines character and charm with well-proportioned accommodation throughout. The entrance hall leads into the kitchen, which features exposed Cotswold stone walls and a range of fitted units providing ample storage. Beyond is a versatile dining room, equally suited as a home office or study, before opening into the impressive sitting room. This generous reception space enjoys an abundance of natural light through tall barn windows overlooking the front courtyard, while patio doors open directly onto the rear garden. A striking stone fireplace provides an attractive focal point to the room. Completing the ground floor is a convenient cloakroom/WC.

On the first floor are two double bedrooms, both benefiting from fitted wardrobes and low-level windows that retain the property's original barn character. The family bathroom is fitted with a white suite, including a bath with shower over, while an airing cupboard is located on the landing.









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Outside, the rear garden is predominantly laid to lawn with mature trees and well-stocked borders, all enclosed by an attractive Cotswold stone wall. A gate provides direct access onto the adjoining lane, ideal for enjoying the surrounding countryside walks. To the front, a gravelled driveway offers off-road parking for approximately four vehicles.

Please note the Land Registry title will be split from number 1 during the conveyance process.

Council Tax band: E

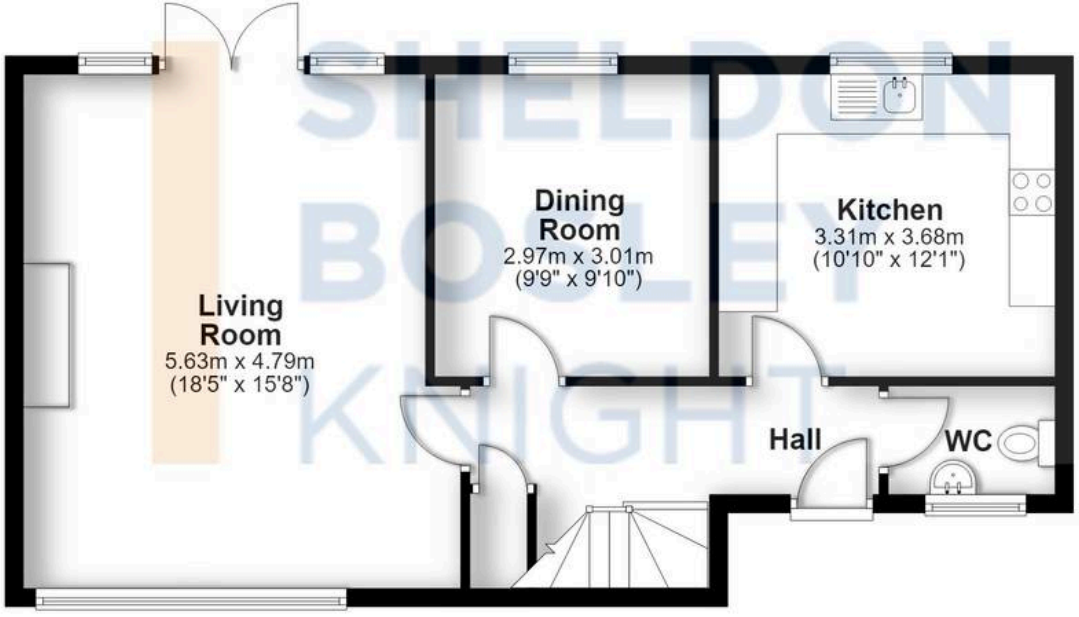
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

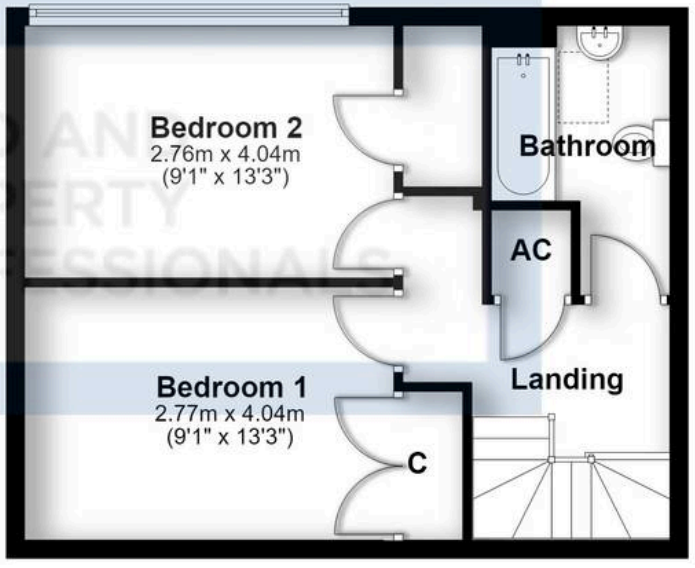
## Ground Floor

Approx. 58.6 sq. metres (630.8 sq. feet)




## First Floor

Approx. 39.7 sq. metres (427.6 sq. feet)




Total area: approx. 98.3 sq. metres (1058.4 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.



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All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information audit must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.

**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.