

Peter Clarke

IN ASSOCIATION WITH

Winkworth



Cricket Cottage, 36 Campden Road, Ebrington, Chipping Campden, GL55 6ND

- Three bedroom detached cottage
- Sitting room with wood burner
- Fitted kitchen
- Dining hall
- Utility and shower room
- First floor shower room and w/c
- Beautiful cottage garden



£675,000

Beautiful three bedroom detached cottage. Lovingly cared for, the house is a charming cottage and is ready for the next person to make it their home. Sitting room, dining room, kitchen, utility and shower room all on the ground floor. Three good size bedrooms and a family bathroom on the first floor. Outside there is a gorgeous cottage garden.

EBRINGTON

Ebrington with its picturesque charm is situated on the northern edge of the Cotswold Hills. Known locally as 'Yubberton' it boasts a village green, a village hall and a C of E primary school. The Norman church, St Eadburgha is tucked away in the heart of the village and the Ebrington Arms public house which overlooks the green has won numerous awards. For everyday shopping needs there is Chipping Campden (2.5 miles) and Shipston on Stour (6 miles) and larger shopping, sporting and cultural centres are Stratford-upon Avon (12 miles) and Cheltenham (24 miles). The nearby town of Moreton in Marsh (8 miles) provides a trainline to London Paddington.

ACCOMMODATION

The path from the front gate winds round to the rear, where it leads into the dining hall with its lovely flagstone floor. Beyond is a fitted kitchen. The sitting room is dual aspect and features a wood-burning stove. There is also a door opening onto the garden from the sitting room.

In addition, there is a useful utility room and a shower room. On the first floor, there are three bedrooms, a shower room and a separate WC.

Outside, there is a beautiful cottage garden.

CC 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: E. A full copy of the EPC is available at the office if required.

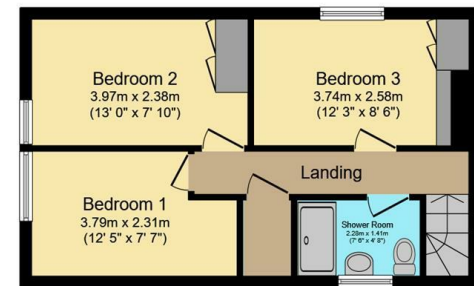
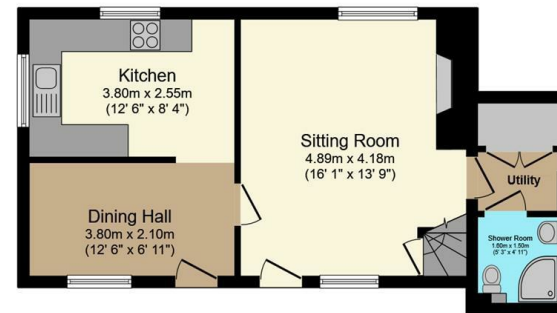
VIEWING: By Prior Appointment with the selling agent.







36 Campden Road, Chipping Campden, GL55 6ND



Ground Floor

First Floor

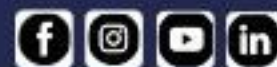
Total floor area: 82.9 sq.m. (893 sq.ft.)

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 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

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serving South Warwickshire & North Cotswolds

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AN ASSOCIATE OF WINKWORTH

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