



HARRISON
Sales &
Lettings
HARDEN

Broad Campden, Chipping Campden

Guide Price £575,000



A spacious and characterful three bedroom, semi-detached cottage, enjoying stunning countryside views and generous gardens, situated in the picturesque village of Broad Campden.

A path through the pretty front garden leads to the entrance hall, with the comfortable sitting room to the right. The light and airy kitchen is open plan to a versatile dining and entertaining area, featuring a beautiful Cotswold stone wall and far-reaching views across the garden and surrounding countryside. This space leads through to a conservatory and out into the garden. An additional room currently used as a third bedroom offers flexibility as a home office or second sitting room, with patio doors opening directly onto the garden. Upstairs are two well proportioned double bedrooms, both enjoying the wonderful views, with the principal bedroom benefiting from generous built-in wardrobes and storage. The family bathroom features a separate bath and shower, WC, wash basin and heated towel rail.

The generous rear garden is beautifully established, with mature borders and several seating areas. A gate at the end of the garden leads to a private parking area with space for four or more cars, accessed via a lane to the rear of the properties.

• EPC: D • Council Tax Band: D • Tenure: Freehold •

AGENTS NOTE S.157 Housing Act 1985 – This property is formerly part of the Local Authority housing stock and as such contains a restrictive covenant which requires consent to purchase from the Local Authority. It is understood that any purchaser (or tenant) who has lived and worked within Gloucestershire or the Cotswolds Area of Outstanding Natural Beauty for at least the last three years immediately prior to the purchase or rental, would qualify for automatic consent. Other applications may be considered on merit following a minimum of 8 weeks marketing on the Council's website.





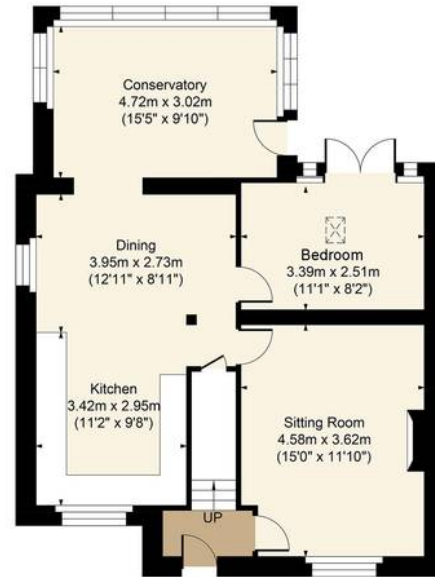


Energy Efficiency Rating

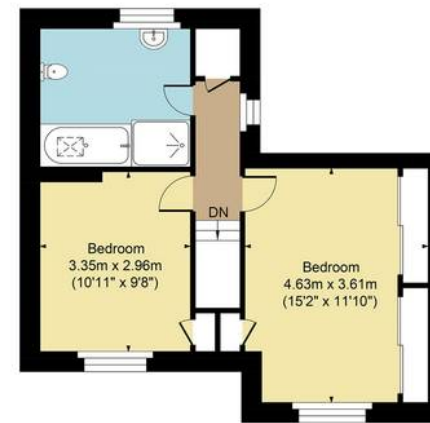
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		82
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England, Scotland & Wales

Main House Approx. Gross Internal Area:- 110.36 sq.m. 1188 sq.ft.
Total Approx. Gross Area:- 110.36 sq.m. 1188 sq.ft.



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY-NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
Denotes restricted head height
www.dmlphotography.co.uk