

Peter Clarke

IN ASSOCIATION WITH

Winkworth



14 Castle Nurseries, Chipping Campden, GL55 6JT

- Three bedroom semi detached home
- Sitting room
- Dining room
- Kitchen
- Cloakroom
- Family bathroom
- Enclosed rear garden
- Driveway and garage
- Chipping Campden School Catchment



Offers Over £450,000

Three bedroom semi detached home with garage and parking. Living room, kitchen, dining room, three bedrooms and family bathroom. Outside there is an enclosed garden, garage and driveway parking. A key benefit of living in Castle Nurseries is that children and staff can walk to Chipping Campden School without having to cross a main road.

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.

CASTLE NURSERIES

Built in 2000, the property is set on a peaceful no-through road. Conveniently located just off Station Road, residents can enjoy easy access to the Bowls Club, the thriving Chipping Campden Cricket Club and a nearby children's playground. The High Street, with its excellent range of shops, cafes and amenities is also within walking distance.

ACCOMMODATION

The front door opens into the hallway, with stairs leading to the first floor. There is a cloakroom with a WC and hand basin. The sitting room is situated at the front of the property and benefits from plenty of natural light, as well as a feature fireplace. The dining room has French doors opening onto the rear garden, while the fitted kitchen also has a door leading outside.

On the first floor, there are three bedrooms and a family bathroom. Outside, there is a private driveway to the side of the house, leading to the detached garage. A gate provides access to the enclosed rear garden, which is mainly laid to lawn and includes a patio area, ideal for outdoor dining and entertaining.

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 D.

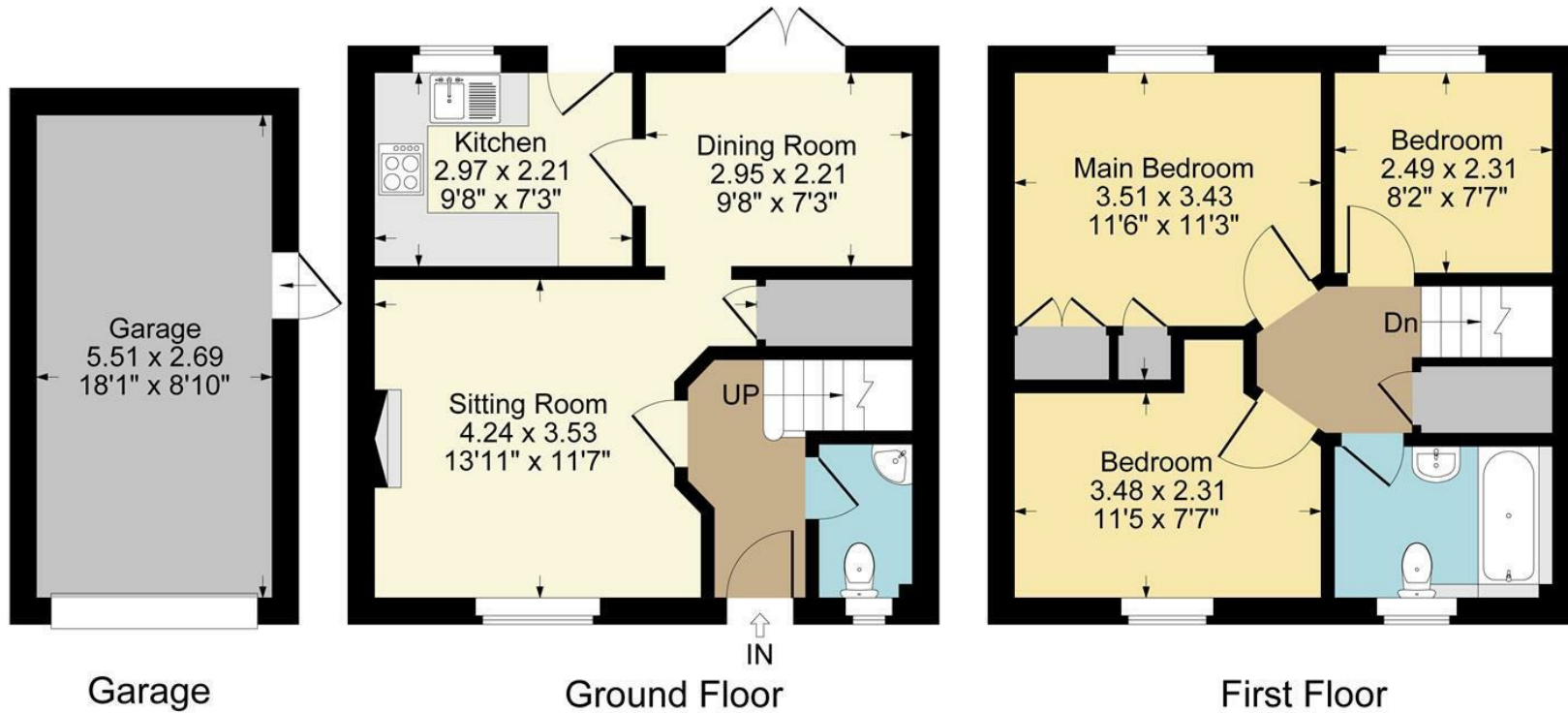
CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: D. A full copy of the EPC is available at the office if required.

Listed: No | Broadband: Ultrafast (Checked on Ofcom Aug 26) | Minimum Mobile Coverage: 68% O2 (Checked on Ofcom Aug 26)

VIEWING: By Prior Appointment with the selling agent.



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