

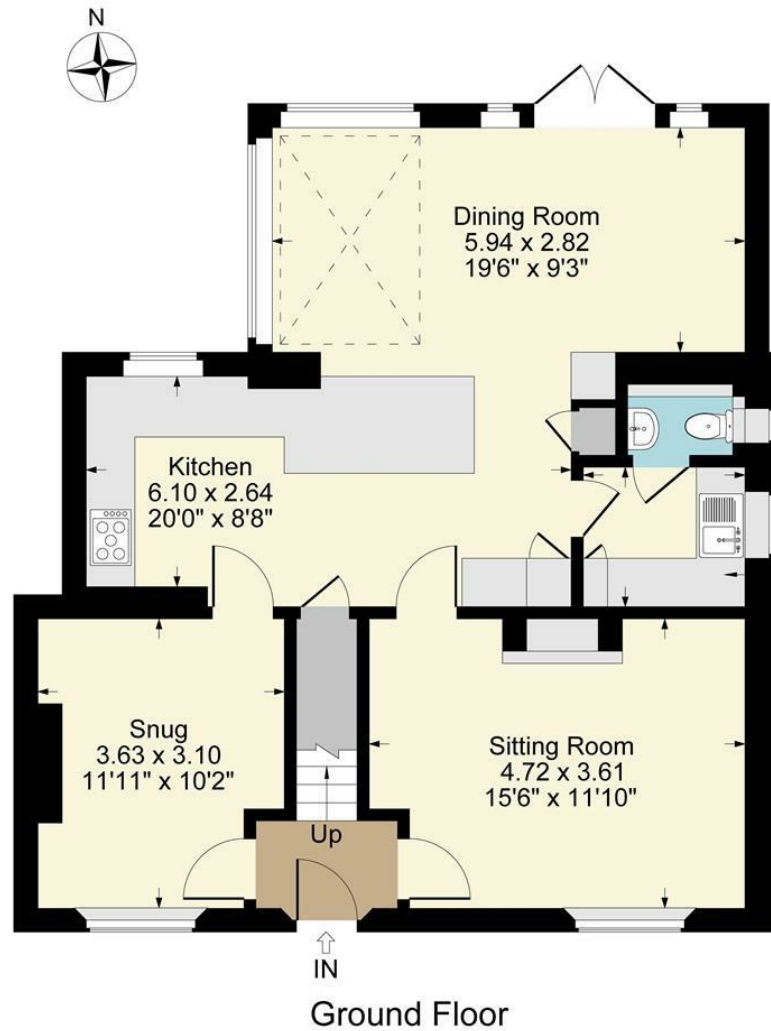
Peter Clarke



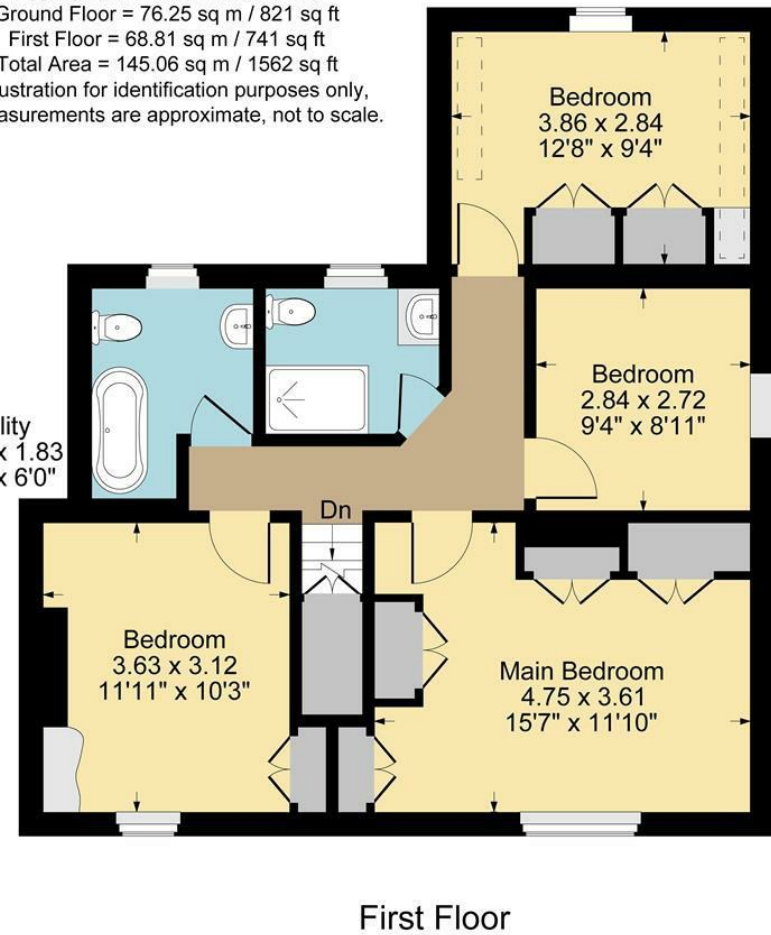
2 Station Road, Chipping Campden, GL55 6HZ



## 2 Station Road, Chipping Campden



Approximate Gross Internal Area  
Ground Floor = 76.25 sq m / 821 sq ft  
First Floor = 68.81 sq m / 741 sq ft  
Total Area = 145.06 sq m / 1562 sq ft  
Illustration for identification purposes only,  
measurements are approximate, not to scale.



- Extended Family Home
- Particularly Large Garden
- Parking to the front
- Lovely Views
- Good Reception Space
- Large & impressive Kitchen
- Utility Room
- Family Bathroom & Second Shower Room
- Gas Heating & Double Glazing



Offers Over £750,000

**A handsome and extended four bedroom family home with a lovely outlook, parking and particularly large garden in a convenient spot, just beyond the famous town centre.**

### **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.

### **ACCOMMODATION**

#### **Hall**

with the staircase and oak door to the two front reception rooms.

#### **Study/Snug**

with a window to the front, oak floor and beams to the ceiling.

#### **Sitting Room**

also with oak flooring, a window to the front, beams and a log-burner within the stone edged fireplace.

#### **Dining Kitchen**

a bright and generous space across the rear of the house with Travertine stone floor, fitted shaker units, range cooker, ceramic sink and integrated appliances,

plenty of space for dining and additional reception space with much glazing and double doors onto the patio and garden with far reaching views beyond.

#### **Utility Room**

with further shaker style units, sink and space for appliances.

#### **Cloakroom**

with WC and basin.

#### **First Floor Landing**

with oak doors to all the bedrooms and bathrooms.

#### **Bedroom One**

with a window facing the countryside to the front, beams to the ceiling and fitted cupboards and wardrobes to two sides.

#### **Bedroom Two**

also facing the front with more beams and a built-in wardrobe.

#### **Family Bathroom**

fitted with a roll-top bath, WC and basin with tiled splashback.

#### **Bedroom Three**

at the rear looking onto the gardens with fitted timber cupboard and wardrobe.

#### **Bedroom Four**

having a window to the side.

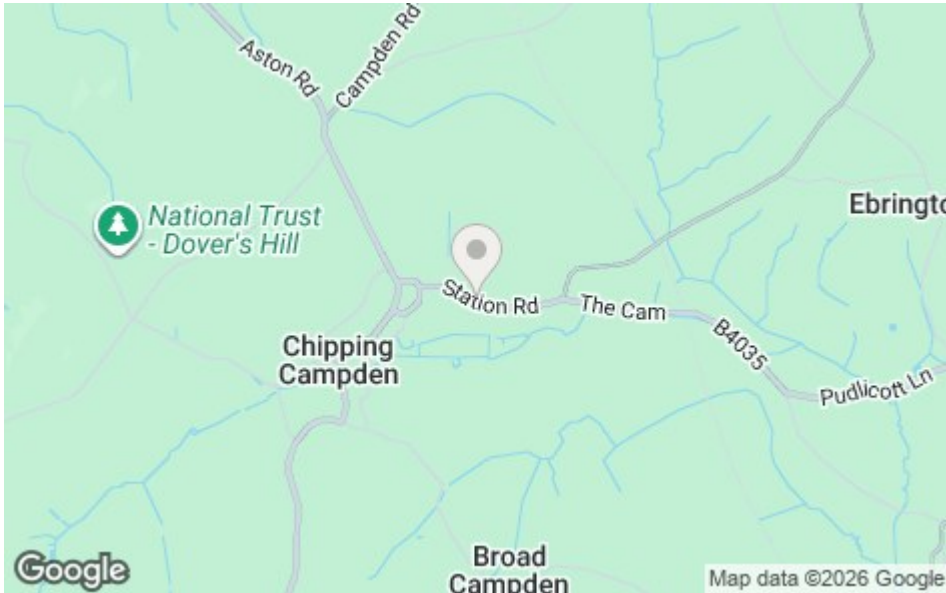












### **Shower Room**

Fitted with WC, basin with vanity stand and a large glazed shower.

## **OUTSIDE**

### **Parking**

for three or four cars is situated at the front of the house.

### **Rear Garden**

a particularly large garden of approximately 170ft long. A extensive patio across the rear of the house has planted borders, a Cotswold stone wall to one side and wooded double gated giving side access. The patio continues past two timber sheds to the long lawned garden with fields beyond.

## **GENERAL INFORMATION**

### **Section 157**

Section 157 Housing Act 1985 - 2 Station Road was 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 Cotswold 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.

**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 be listed in Band C

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

**VIEWING:** By Prior Appointment with the selling agent.

**DISCLAIMER:** Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.







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