



High Clere  
Aston Road | Chipping Campden | GL55 6HR

FINE & COUNTRY





# High Clere

High Clere is an individual architect-designed modern property occupying an elevated position on the northern edge of the village of Chipping Campden, within walking distance of the centre.

Elegantly constructed in warm honey-coloured Cotswold stone under a steeply pitched tiled roof with ornate stone mullions, the property is approached by a sweeping gravelled driveway leading to a detached stone garage. A separate shared driveway leads to the rear where double-barred wooden gates open onto hard-standing and a private landscaped garden laid principally to lawn.

Apparently of traditional vernacular from the front, in fact High Clere has been cut deeply into the bank in order to create a generous lower ground floor with two double bedrooms (master en-suite) and a separate sitting room opening out onto an enclosed sunken courtyard.

The quality and solidity of this unique build is carried throughout the interior. A beautiful oak-framed bay window provides interest in the dining room and a traditional stone fireplace with a wood-burning stove is the focal point in the main sitting room, lit by french windows that open out onto a wooden balcony overlooking the courtyard and garden below.

In the reception hall a solid oak staircase provides an imposing central feature and a traditionally fitted Shaker-style kitchen/ breakfast room has a wall of picture windows also overlooking the courtyard below. On the first floor the master bedroom (ensuite) and another generous double bedroom enjoy lovely views over pastures and open countryside beyond, with a third double bedroom and main bathroom beyond.

Currently a luxurious second home, the provision of such generous and flexible accommodation is suited to really creative use. Clearly large enough for two generations of family, the lower ground floor also suggests the opportunity of a separate holiday let or an apartment for a nanny; equally it could be wholly given up to relaxed living with a games room, a gymnasium and cinema perhaps, instead of the existing arrangement of space.







# High Clere

## The Property

An architect designed Cotswold stone detached residence occupying an elevated position on the edge of this highly sought after North Cotswold market town.

## Accommodation

Entrance hall, sitting room, dining room, kitchen/breakfast room, utility room, WC. Downstairs: lounge, two double bedrooms, bathroom. Upstairs: master bedroom with en-suite, two further bedrooms, bathroom, garden to front and rear, parking for several cars and a garage.

## Location

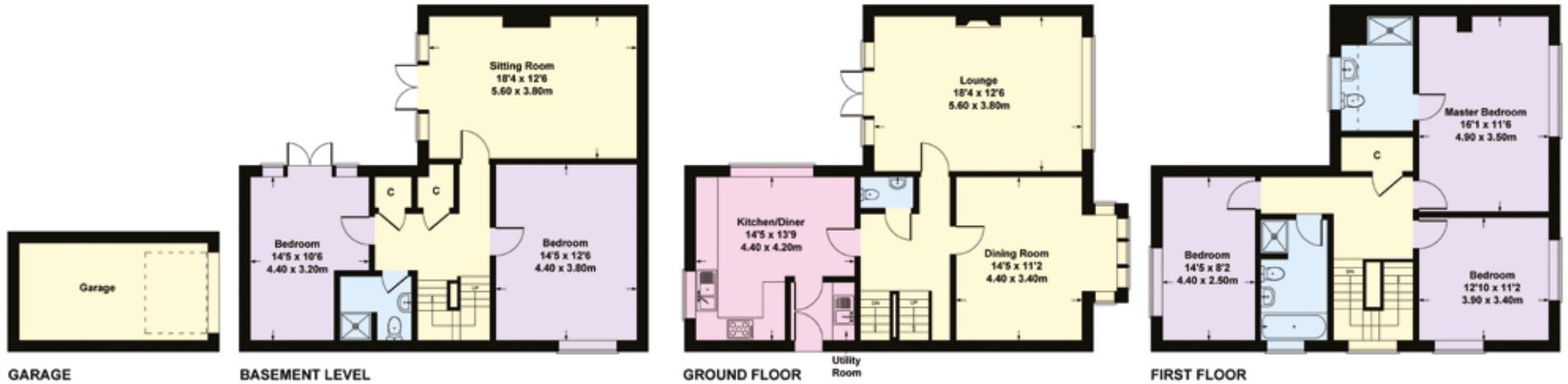
Chipping Campden is a small and enduringly beautiful market town. It is notable for its elegant terraced High Street, dating from the 14th century to the 17th century - testament to the extraordinary wool wealth generated by the area. The town enjoys a central location in the North Cotswolds (with nearby surrounding counties of Oxfordshire, Worcestershire and Warwickshire), and has a diverse collection of shops, galleries and restaurants, as well as newsagents, hairdressers and a host of other local businesses. The magnificent St James' Church can be found at the north end of the town, whilst the secondary school was recently rated as an Outstanding school in the latest Ofsted report. The closest train station can be found at either Moreton in Marsh or Honeybourne, with both providing main line access to Oxford and London Paddington.

## Directions

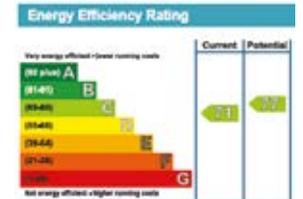
On entering the town from the B4081 proceed along Sheep Street, and upon reaching the 'T' junction turn right. Proceed along the High Street, signposted towards Mickleton and High Clere can be found on the right-hand side identified by our 'For Sale' board.



Approximate gross internal area 2286 sq ft - 212 sq m



**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY**  
 All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are shown conventionally and are approximate only. They cannot be regarded as being a representation by the seller, his agent, the illustrator or Connor and Company



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2017 Fine & Country Ltd. Registered in England and Wales. Company Reg. No. 3889306. Registered Office: Harrison & Hardie Limited, High Street, Bourton on the Water, Cheltenham, Gloucestershire GL54 2AN. Printed 03.04.2018



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