



**14 Pear Tree Close  
Chipping Campden  
Gloucestershire  
GL55 6DB**



## Description

A 1960's detached house built from reconstituted stone and situated in an excellent position just behind the High Street in Chipping Campden with the benefit of wonderful views at the rear across the High Street to open countryside. The accommodation, which offers scope for improvement, briefly comprises: On the ground floor, entrance hall, sitting room, conservatory, dining room, kitchen and cloakroom. On the first floor there are two/three bedrooms (access to one bedroom is through another) and a Family Bathroom. At the front of the property there is a gravelled driveway providing off road parking and access to the garage. There is a paved path to the front door with well-stocked borders to either side. The rear garden is of particular note, having an elevated patio area with steps down to the remainder of the garden which is predominantly laid to lawn with well-stocked flower borders containing a variety of mature plants and trees including a several hydrangea bushes. The garden enjoys panoramic views over the High Street. No onward chain.

## Directions

From Moreton in Marsh leave the town on the A44 towards Broadway and continue for approximately 5 miles. Turn right signposted to Chipping Campden and continue down the hill towards the town. At the sharp left hand bend turn right into Catbrook then next left into Cherry Orchard Close. Follow this road round to the right and continue into Pear Tree Close where number 14 can be found on the left hand side indicated by our For Sale board.

## 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.

## Tenure & Possession - Freehold

We understand the property to be Freehold. Potential purchasers should obtain confirmation of this from their solicitor prior to exchange of contracts.

## Viewing Arrangements -

Viewing by prior arrangement with Harrison James & Hardie on 01451 822977, or 01608 651000.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



Approximate Gross Internal Area  
Main House = 1383 sq ft - 128 sq m  
Garage = 161 sq ft - 15 sq m  
Total = 1544 sq ft - 143 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

**Notice**

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**Moreton in Marsh**

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