



**Hall Close**  
**Broad Campden**  
**Chipping Campden**  
**GL55 6UZ**



## Description

A rare opportunity to acquire a potential development site in the heart of the highly desirable village of Broad Campden. The property itself, which is on the market for the first time in 30 years, is a well-proportioned detached chalet bungalow set within a three quarter of an acre plot which is ideal for development (STPP). The ground floor accommodation briefly comprises: entrance hall, sitting room, dining room, kitchen/breakfast room, conservatory, two ground floor double bedrooms and bathroom. On the first floor there are two further double bedrooms and bathroom. Outside there is a double garage and a variety of timber sheds/outbuildings. The site extends to just over three quarters of an acre and is mainly laid to grass with mature shrubs, trees and hedging which afford a high degree of privacy to the property. It is considered that there is potential to

increase the size of the existing dwelling or redevelop the site and replace the existing property with a larger property, subject to all of the necessary consents being obtained. Inspection of this unique opportunity is highly recommended.

## Location

Neighbouring Chipping Campden, beautiful Broad Campden is in many ways a typically 'Cotswold' village, with Cotswold stone cottages, a church, an old true, independent country pub and surrounded by lovely rural countryside. The Quaker Meeting House dates all the way back to 1663 (and it's still in use).

## Directions

From Moreton in Marsh, take the A44 towards Bourton on the Hill. Proceed through the village and then take the turning on the right, on the B4479, signposted

Blockley. Drive through the village of Blockley on Station Road and continue for a few miles until you reach a left hand turning signposted Broad Campden. Continue along this road until reaching the village of Broad Campden and Hall Close can be found on the right hand side identified by our For Sale Board.

## 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
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>71</b>
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>43</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

**harrison james**  
& hardie



Approximate Gross Internal Area = 164.16 sq m/1767 sq ft  
Garage = 23.53 sq m/ 253 sq ft  
Total = 187.69 sq m/ 2020 sq ft



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

harrison james & hardie has not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their condition and working order. Buyers are strongly advised to obtain verification from their Solicitor or Surveyor regarding the condition and working order of all items included.

These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of harrison james & hardie or the vendors or lessors. None of the statements contained within these particulars as to this property are to be relied on as statements of representation of fact. All dimensions, photographs, floorplans, or any reference to necessary permissions for use and occupation and their details are given in good faith and any intending purchasers or lessee must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars. The vendors or lessors do not make or give and neither harrison james & hardie, nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property or particulars, nor enter into any contract relating to the property on behalf of the vendor.

harrison james & hardie is a trading name of Harrison & Hardie Ltd registered in England and Wales no: 3889306.

## Bourton on the Water

High Street, Bourton on the Water  
GLOS GL54 2AN  
Tel: 01451 822 977 Fax: 01451 822 961  
Email: [bourton@harrisonjameshardie.co.uk](mailto:bourton@harrisonjameshardie.co.uk)

## Moreton in Marsh

High Street, Moreton in Marsh  
GLOS GL56 0AF  
Tel: 01608 651 000 Fax: 01608 651 411  
Email: [moreton@harrisonjameshardie.co.uk](mailto:moreton@harrisonjameshardie.co.uk)