23 Littleworth, Chipping Campden, Gloucestershire, GL55 6BD

- Three bedroom family home
- Sitting room with Woodburner
- Kitchen/diner
- Utility, cloakroom and laundry
- Family bathroom
- Driveway parking
- South facing rear garden
- Planning permission to extend

3 2 1

£475,000

Three bedroom semi detached home on a delightful plot with planning permission to extend. Our current owners have improved the fabric of this house, to create a lovely family home but have left scope for the next family to make it their own.

CHIPPING CAMDPEN

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

The front door opens into the hallway with stairs to the first floor. There is a dual aspect sitting room with wood burning stove. The kitchen/diner has been re-fitted by the current owners. Beyond there is a utility space with cloakroom and laundry room. On the first floor there are three bedrooms and a family bathroom. Outside there is driveway parking for a number of cars, and side access leads to the rear garden which is south west facing. There is a garage at the end of the garden, and vehicular access via the track to the side of the property. In addition there is planning permission granted to extend the house.

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 C.

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

Listed: No | Broadband: Ultrafast (Checked on Ofcom Jun26) | Minimum Mobile Coverage: 68% O2 (Checked on Ofcom Jun26)

VIEWING: By Prior Appointment with the selling agent.

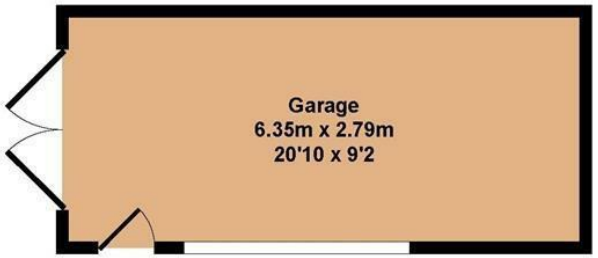
AGENTS NOTE

The main picture has been edited to show the new windows which are currently in the process of being installed at the house.

Littleworth, Chipping Campden, GL55 6BD

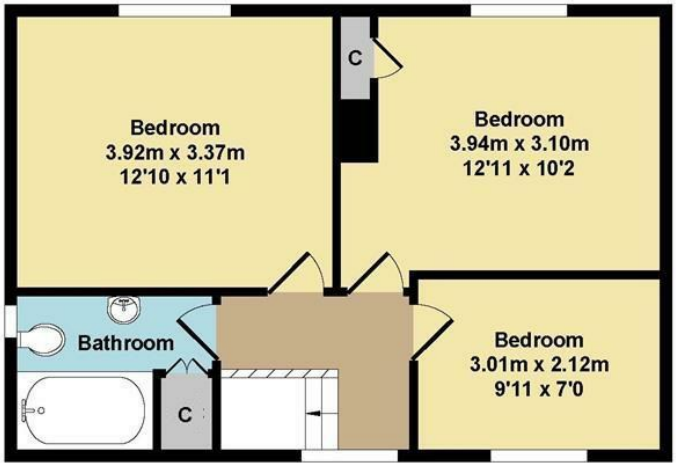
Total Approx. Floor Area 113.50 Sq.M. (1222 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser The .services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Garage
Approx. Floor
Area 17.70 Sq.M.
(191 Sq.Ft.)

Ground Floor
Approx. Floor
Area 52.80 Sq.M.
(568 Sq.Ft.)



First Floor
Approx. Floor
Area 43.0 Sq.M.
(463 Sq.Ft.)

DISCLAIMER: HMR Homes Limited t/a Peter Clarke in association with Winkworth 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 HMR Homes Limited t/a Peter Clarke in association with Winkworth 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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Peter Clarke
Winkworth