Farthingdale Hoo Lane, Chipping Campden, GL55 6AZ

- Two bedroom detached home
- Sitting room with inglenook fireplace
- Dining room
- Kitchen
- Cloakroom and utility
- Two ensuite bathrooms
- Integral garage
- Driveway parking
- Cottage garden
- No onward chain

2 2 2

£725,000

Two bedroom detached home with garage, parking and pretty cottage garden. Sitting room, Oak Staircase, kitchen, dining room, integral garage and utility all on the ground floor. On the first floor there are two bedrooms, both with ensuite bathrooms and a 'secret' attic room. Outside there is driveway parking and a lovely established cottage garden.

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

The front door opens into the hallway with a striking oak staircase to the first floor. The sitting room is dual aspect with a feature inglenook fireplace. Fitted kitchen with white goods. To the rear is a dining room overlooking the garden. The integral garage leads to the utility room. On the first floor there are two bedrooms, each with their own ensuite. From the second bedroom there is a door into a 'secret' attic room. Outside the house is set back from the lane with side access to both sides of the house. The rear garden is lovely and private with established plants, shrubs and fruit trees.

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.

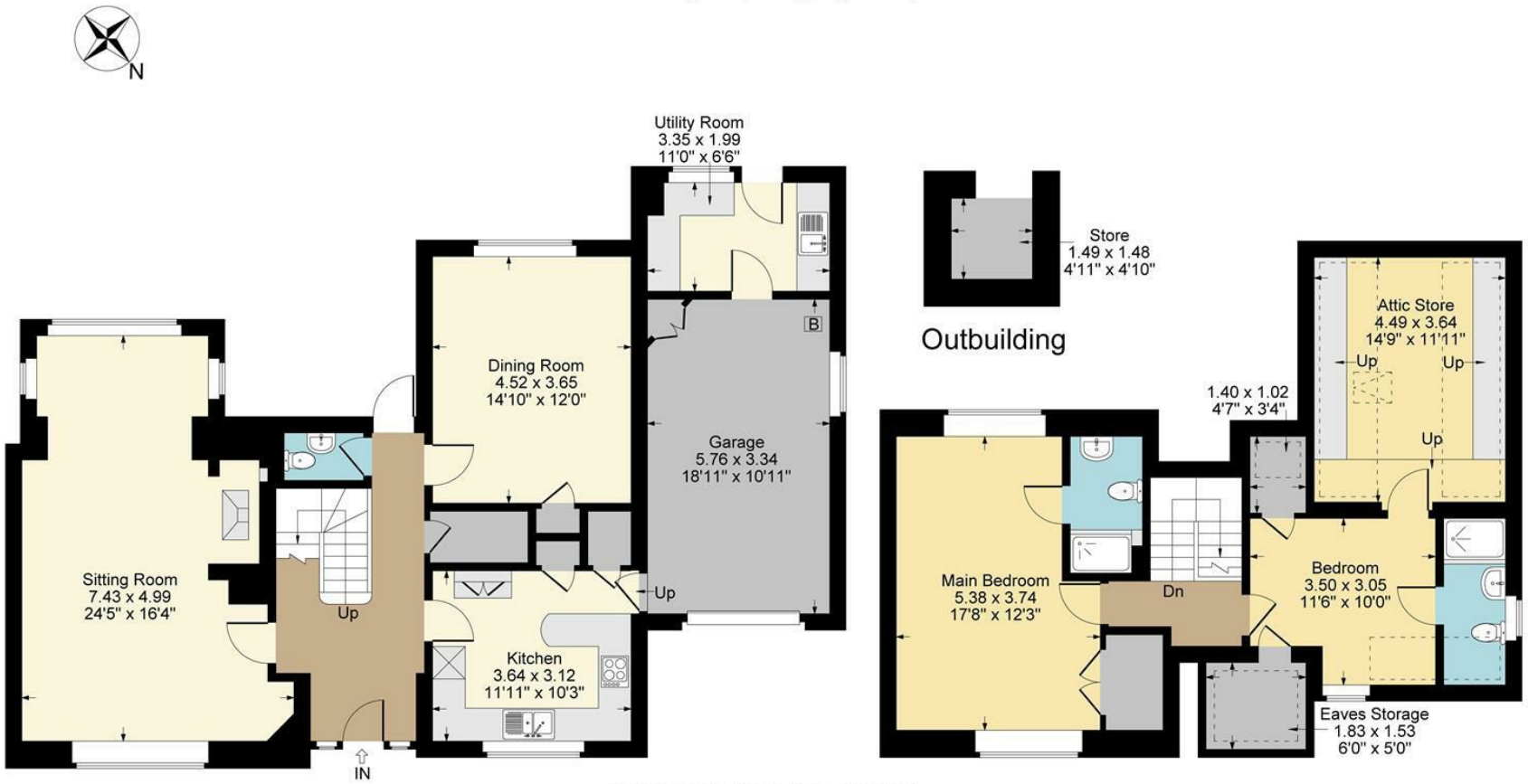
RIGHTS OF WAY: The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band F.

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

VIEWING: By Prior Appointment with the selling agent.

Farthingdale, Chipping Campden



Approximate Gross Internal Area
Ground Floor = 80.32 sq m / 865 sq ft
First Floor = 62.86 sq m / 677 sq ft
Garage = 26.38 sq m / 284 sq ft
Outbuilding = 2.20 sq m / 24 sq ft
Total Area = 171.76 sq m / 1850 sq ft

Illustration for identification purposes only,
measurements are approximate, not to scale.

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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