Davies House Lower High Street, Chipping Campden, GL55 6DZ

- Grade II Listed
- Cotswold Stone townhouse
- Four bedrooms
- Three reception rooms
- Kitchen/breakfast room
- Family bathroom and cloakroom
- Enclosed rear garden
- Birthplace of Ernest Wilson with a brown plaque

4 2 3

Offers Over £650,000

Beautiful Grade II Listed Cotswold Stone townhouse in the heart of Chipping Campden. The property has been in the same family ownership for over 40 years. Now ready to be taken on by a new family to make it their home. Three reception rooms and a kitchen/breakfast room all on the ground floor. Three bedrooms and family bathroom on the first floor. On the top floor there is a fourth bedroom, and there is lapsed planning to convert the attic spaces behind this bedroom to create another bathroom. Outside there is a pretty rear garden with useful outbuildings. The property have a unique brown plaque, to commemorate that Davies House was the birthplace of Ernest Wilson, known as one of the greatest plant hunters of the early twentieth century.

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 a passageway which has a useful storage cupboard and door leading into the family room. From the family room you go into the sitting room with open fire and lovely windows looking out over the Lower High Street. Going back into the family room heading to the rear takes you into the dining room and then the kitchen/breakfast room which has door out to the garden. There are two stairs cases leading to the first floor where you have three bedrooms, family bathroom and a separate WC. On the second floor is a charming double bedroom with built in storage. Outside there is lovely rear garden with patio area, raised lawn and useful outbuildings.

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.

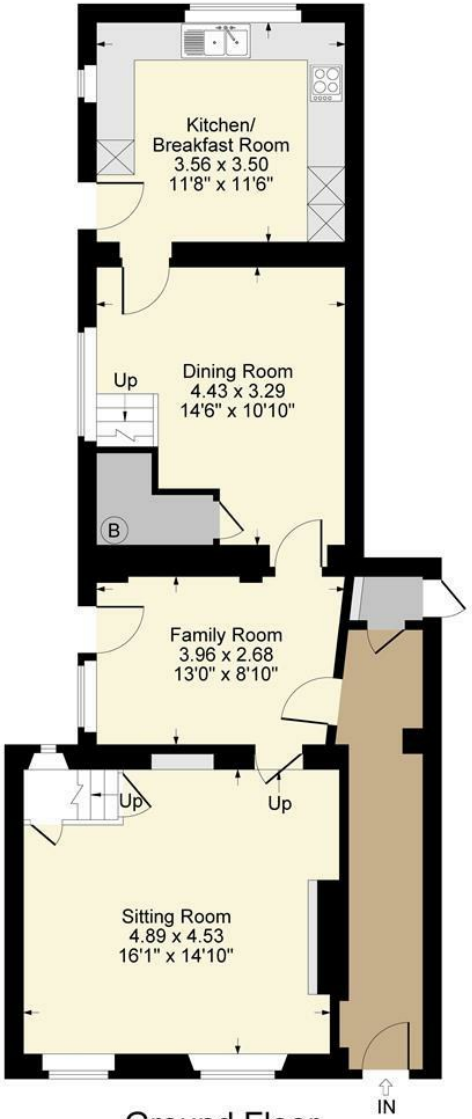
RIGHTS OF WAY: The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

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

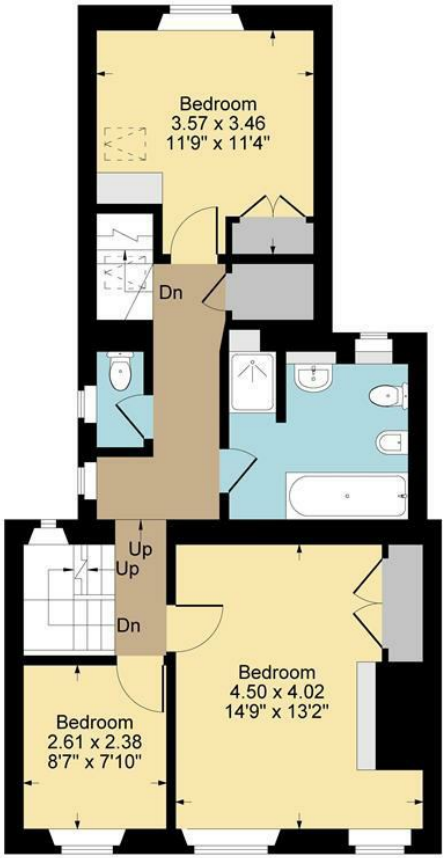
CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: F. A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the selling agent.

Davies House, Lower High Street, Chipping Campden



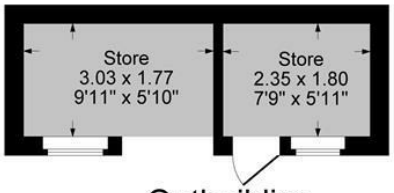
Ground Floor



First Floor

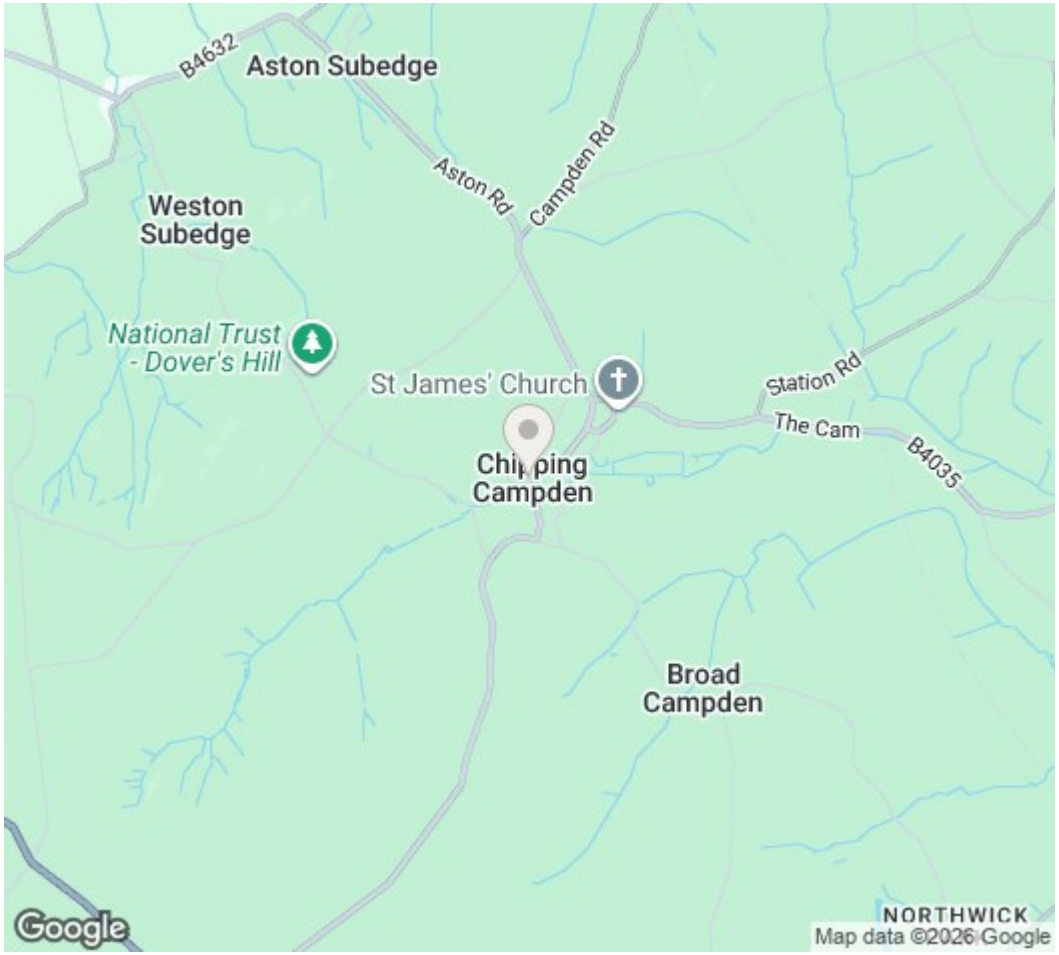
Approximate Gross Internal Area
Ground Floor = 80.13 sq m / 863 sq ft
First Floor = 61.87 sq m / 666 sq ft
Second Floor = 29.37 sq m / 316 sq ft
Outbuilding = 09.95 sq m / 107 sq ft
Total Area = 181.32 sq m / 1952 sq ft

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



Outbuilding

Second Floor



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