



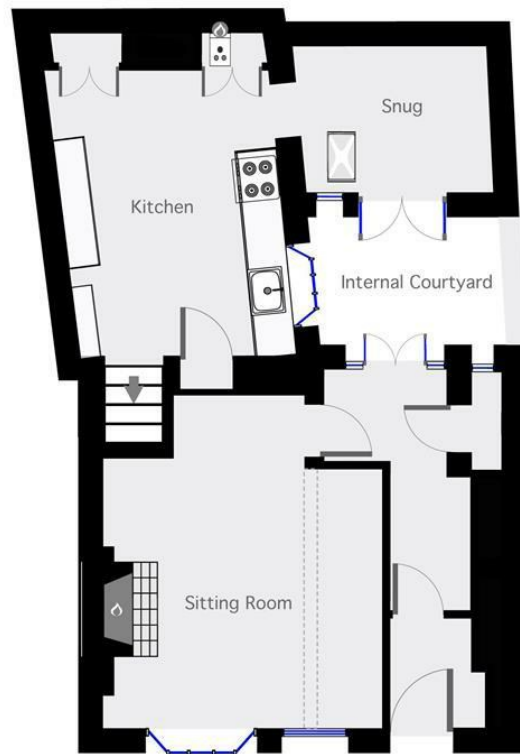
Peter Clarke

Hicks House Leysbourne, Chipping Campden, Gloucestershire, GL55 6HL

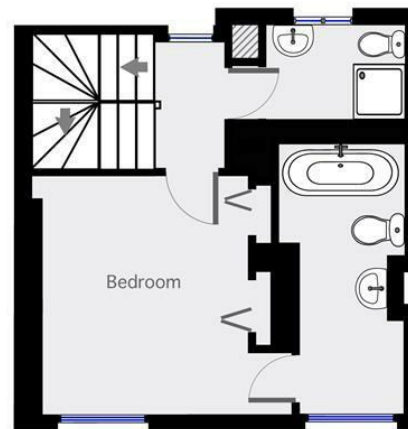


Hicks House  
Chipping Campden

Ground Floor



1st Floor



2nd Floor



- Immaculate three bedroom house
- Grade II listed
- Ideal second home or lock up and leave
- For sale with high quality furnishings.
- Sitting room with bay window and open fire
- Smallbone kitchen with integrated appliances
- Snug opening onto the courtyard
- Family bathroom and ensuite
- No onward chain



£825,000

Hicks House is an immaculate three double bedroom house situated in a highly sought after location. The property would make an ideal second home or lock up and leave with holiday let potential and is being sold with high quality furnishings. Chipping Campden boasts one of the most beautiful and historic high streets in the North Cotswolds with its traditional Cotswold architecture and good range of shops catering for most everyday needs. There is a library, excellent primary and secondary schools, doctor's surgery and Leisure Centre. There is a main line 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 storage cupboard and doors to the sitting room and courtyard.

Well proportioned sitting room with bay window, exposed beams and open fire. Kitchen/dining room with bespoke Smallbone kitchen with integrated appliances. Snug with french doors opening onto the sunny courtyard.

On the first floor there is a spacious double bedroom and luxury ensuite with roll top bath also a separate shower room.

The top floor there are two further bedrooms, one of which has probably the best view of St James Church in the town!

#### GENERAL INFORMATION

##### TENURE

The property is understood to be freehold although we have not seen evidence. This should be checked by your solicitor before exchange of contracts.

##### SERVICES

We have been advised by the vendor that mains gas, electricity and water are connected to the property although this should be checked by your solicitor.

#### RIGHTS OF WAY

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

#### CURRENT ENERGY PERFORMANCE CERTIFICATE

TBC. A full copy of the EPC is available at the office if required.

#### VIEWING

By Prior Appointment with the Selling Agents

#### REGULATED BY RICS

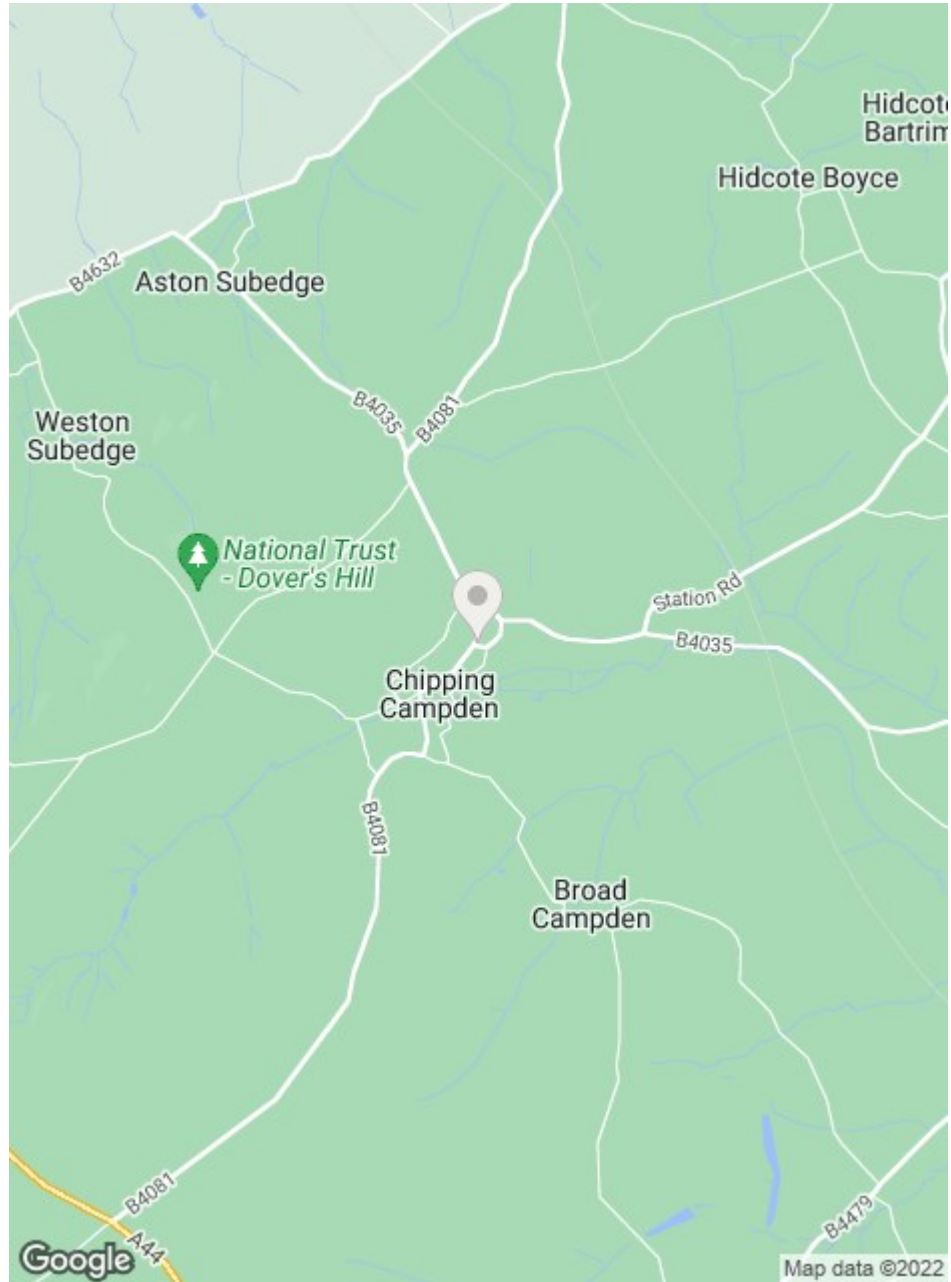
















DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, 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.



# Peter Clarke



Six multi-award winning offices  
serving South Warwickshire & North Cotswolds

Grafton House High Street, Chipping Campden, Gloucestershire, GL55 6AT  
Tel: 01386 770044 | [campden@peterclarke.co.uk](mailto:campden@peterclarke.co.uk) | [www.peterclarke.co.uk](http://www.peterclarke.co.uk)

