

Peter Clarke



Millers Cottage Church Street, Chipping Campden, GL55 6JG

- Grade II listed cottage
- Two double bedrooms
- Shower room and ensuite
- Living room with inglenook fireplace
- Kitchen with appliances
- Courtyard garden
- Useful outbuilding with utility
- Currently run as a successful holiday let



£435,000

Beautiful Grade II Listed cottage currently run as a successful holiday let. With bags of character features, this is a quintessential Cotswold cottage. Living room with wood burner, kitchen with appliances, first floor double bedroom and shower room. On the top floor is a lovely double bedroom with ensuite. Outside is a cute courtyard garden with a useful outbuilding which has been converted into a utility room.

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. Nearby towns of Stratford-upon-Avon (12 miles) and Cheltenham (18 miles) provide larger shopping and cultural amenities. 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 living room which has exposed beams and an inglenook fireplace with wood burning stove. Beyond is a fitted kitchen with appliances. On the first floor is a double bedroom and shower room. On the top floor is a further double bedroom with roll top bath and ensuite. Outside is a courtyard garden and an outbuilding which is part storage and the remainder has been converted into a utility space with washing machine and tumble drier.

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, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts.

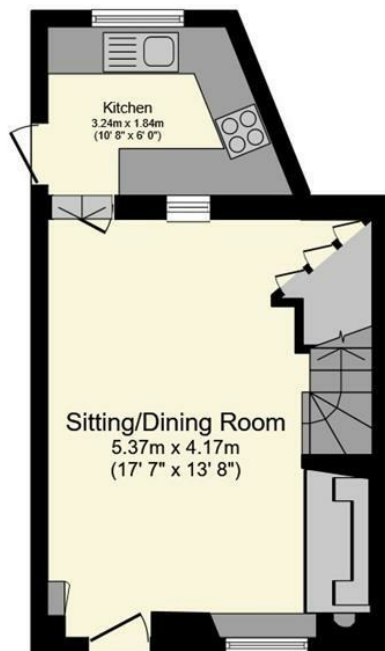
RIGHTS OF WAY: The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

COUNCIL TAX: Council Tax is levied by the Local Authority. As the property is a holiday let the owners pay business rates.

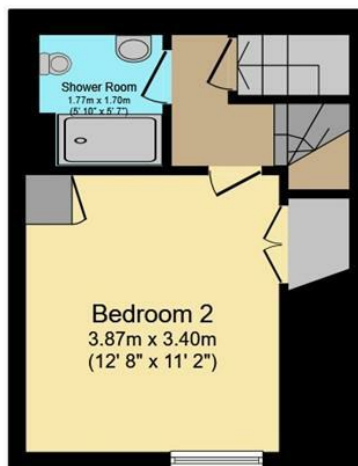
CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: TBC. A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the selling agent.





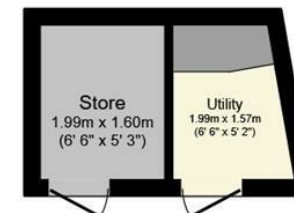
Ground Floor



First Floor



Second Floor

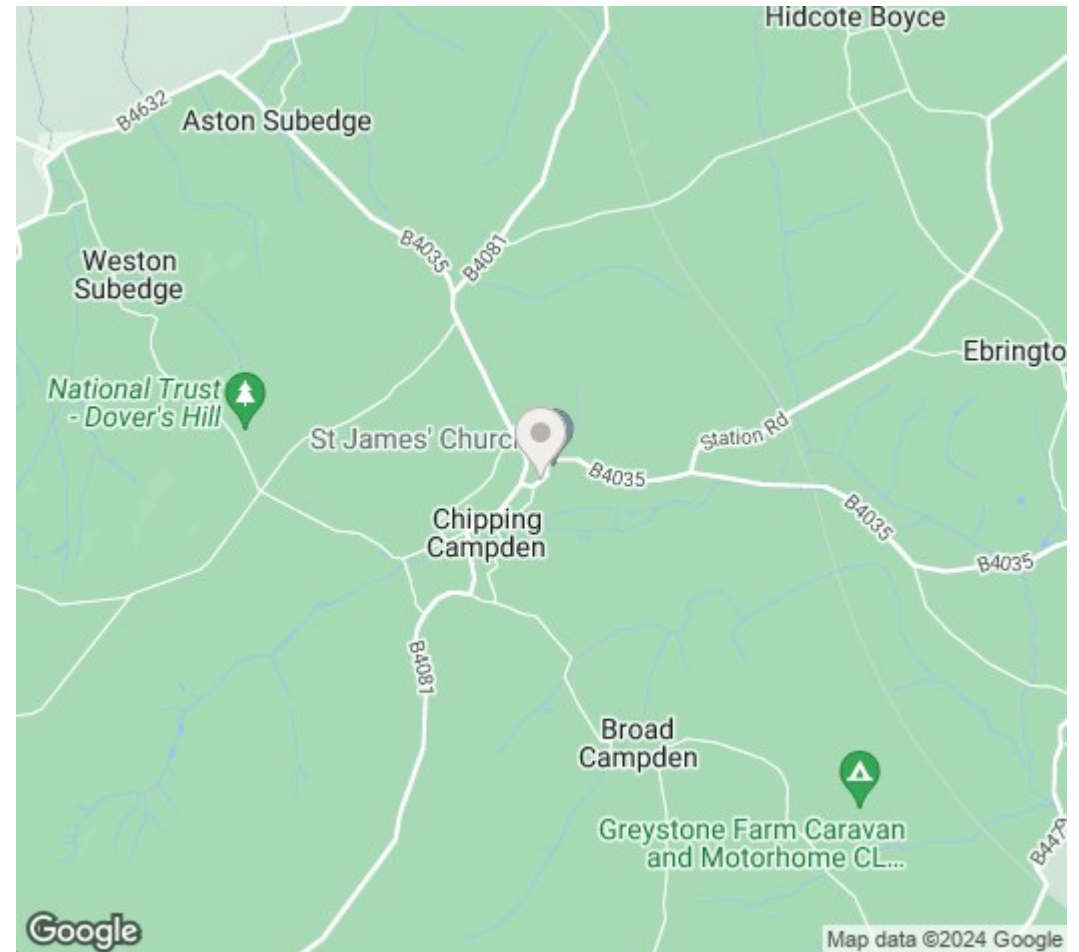


Outbuilding

Total floor area 74.1 sq.m. (798 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox





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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