



Peter Clarke

2 Post Office Lane, Draycott, Moreton-In-Marsh, Gloucestershire, GL56 9JZ

- Three bedroom detached character property
- Set within a picturesque village location
- Separate kitchen, sitting and dining room
- Utility with downstairs cloakroom and boot room
- En-suite and family bathroom
- Landscaped rear garden
- Separate home office
- Off road parking
- Chipping Campden school catchment



£665,000

Charming three bedroom cottage with extensive ground floor living/entertaining space and a useful home office.

### DRAYCOTT

Draycott is a pretty North Cotswold hamlet with a mix of period stone cottages and modern houses. Located approx 1 mile from Blockley which has a shop for day to day needs, and approx 3 miles from Moreton-in-Marsh, which has a wider selection of shops and amenities as well as mainline train services to London Paddington. The village lies within Chipping Campden school catchment.

### ACCOMMODATION

The front door opens into a cosy snug with character features and wood burning stove. The kitchen/breakfast room is dual aspect with a range of wall and base units, gas range cooker integrated dishwasher, space for fridge/freezer and under floor heating. The sitting room is triple aspect with French doors opening onto the garden and wood burning stove. The utility room has Belfast sink, wine fridge and space for washing machine and tumble drier. Useful boot room and cloakroom.

On the first floor there are three double bedrooms, the master having an ensuite shower room with luxury shower and under floor heating. The family bathroom also has under floor heating and a rainforest shower over the bath.

Outside there is driveway parking for several cars and side access to the garden. The garden has been landscaped by the current owners with sunny patio areas as well as lawn. There is a useful shed and storage area. The home office has hot/cold air conditioning, electric and internet. Two sets of bifold doors allow the garden to be enjoyed from this room.

### 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 E.

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

**VIEWING:** By Prior Appointment with the selling agent.

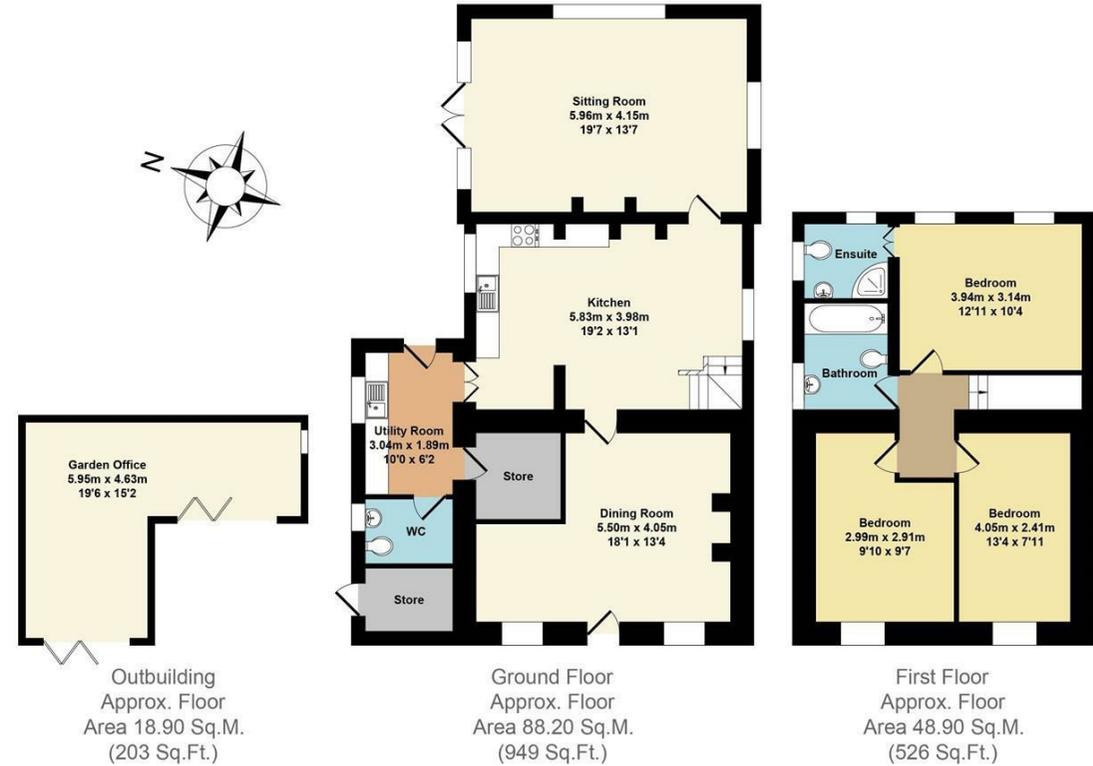






Post Office Lane, Draycott, GL56 9JZ  
 Total Approx. Floor Area 156.0 Sq.M. (1678 Sq.Ft.)

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.



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