

Peter Clarke

IN ASSOCIATION WITH

Winkworth



7 Haysums Close, Chipping Campden, GL55 6EH

- Four bedroom detached family home
- Dining room
- Sitting room
- Kitchen/breakfast room
- Shower room
- Family bathroom
- Driveway parking
- South facing garden



£830,000

Four bedroom family home located in a quiet cul-de-sac within walking distance of the town centre. The property offers two reception rooms, a kitchen/breakfast room, a ground-floor shower room, and additional storage space in the garage. On the first floor, there are four bedrooms and a family bathroom. Outside, the property benefits from driveway parking and a sunny, enclosed rear 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 storm porch. The dining room is open plan, although a stud wall could be installed if a separate reception room or ground floor bedroom were required. The sitting room spans the rear of the house and enjoys views over the garden through the picture window, as well as benefiting from a feature fireplace. The kitchen/diner has been extended into the utility area and part of the garage, creating a wonderful social space. The addition of a ground floor shower room makes the property potentially future proof. On the first floor, there are four bedrooms, with the main bedroom located at the rear of the house. There is also potential to add an ensuite, should you wish. The family bathroom could be redesigned to incorporate a separate shower, as there is ample space available. Outside, there is driveway parking for several vehicles, and side access leads to the south facing rear garden.

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 XXX 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 some whether mentioned herein or not.

LISTED: No

BROADBAND/MOBILE COVERAGE: Broadband: Ultrafast (Checked on Ofcom Aug 26) | Minimum Mobile Coverage: 68% O2 (Checked on Ofcom Aug 26)

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

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.

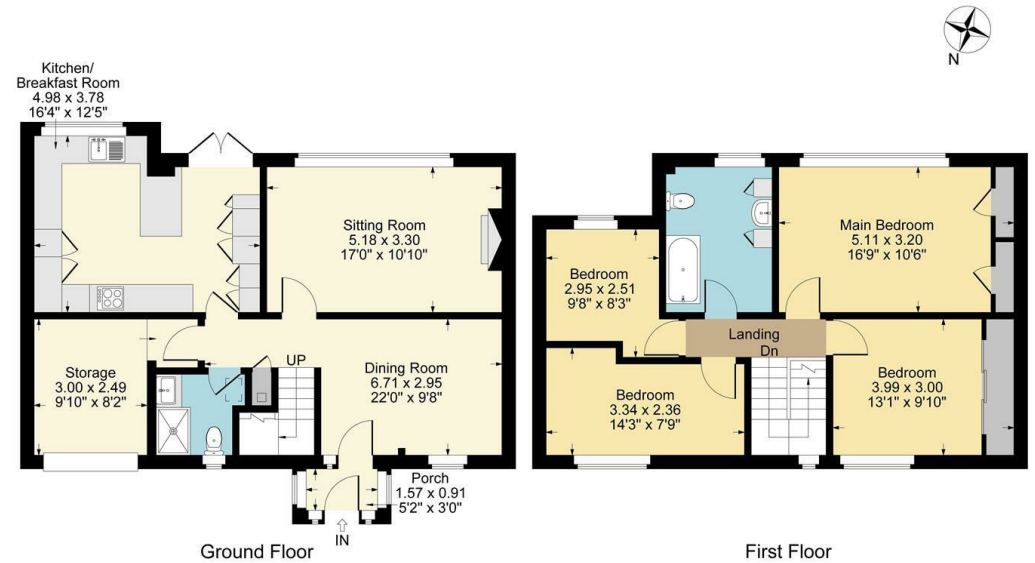
AGENTS DECLARATION: In accordance with legislation, the Agent wishes to declare and make prospective buyers aware that a consultant of Peter Clarke in association with Winkworth, is related by marriage to one of the shareholders of Quintessential Inns Ltd. If any further information is required please do not hesitate to connect the Agent's office. We also recommend independent advice is sought if required.







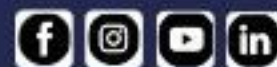
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an HMR Homes Limited Winkworth