



Peter Clarke

Ashbee Cottage, Catbrook, Chipping Campden, GL55 6DQ

- Spacious two double bedroom end of terrace
- Kitchen/dining room with French doors
- Sitting room
- Utility and cloakroom
- Family Bathroom
- Countryside views to the rear
- Off street parking
- Low maintenance rear garden
- 10 minutes flat walk to the High Street



£425,000

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.

ASHBEE COTTAGE

Ashbee Cottage was built by C.R. Ashbee, a prominent London designer and Architect. In 1888 he started the Guild of Handicraft in London. This was a school for the working man to promote handicraft that was dying out due to the industrial revolution. In 1902 in search of a simpler life he moved it to Chipping Campden, where they specialised in metalworking, producing silver jewellery and enamels, as well as hand-wrought ironwork and also stonemasons, woodworkers and craftsmen in stained glass. He was a major influence in the "Arts and Crafts" movement along with William Morris. The cottages were believed to have been built for his workers in 1908. Many of the "Arts and Crafts" features have been retained.

ACCOMMODATION

The front door opens into the hall with engineered oak flooring. Dual aspect sitting room with feature fireplace. Kitchen/diner with French doors to the garden and integrated appliances. Utility with space for washing machine and tumble dryer and cloakroom. Two large double bedrooms with feature fireplaces. Luxury bathroom with separate shower cubicle. The loft is accessed by a ladder but has been boarded out and has a window. Outside there is driveway parking for four cars and a small ornamental garden. Side access leads to the rear garden which is been designed to be low maintenance, and has a useful shed.

GENERAL INFORMATION

COUNCIL TAX

Council Tax is levied by Cotswold District Council and is understood to lie in Band E.

CURRENT ENERGY PERFORMANCE CERTIFICATE

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

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.

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.

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.

VIEWING

By Prior Appointment with the Selling Agents

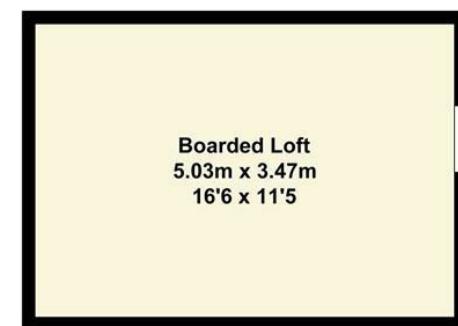
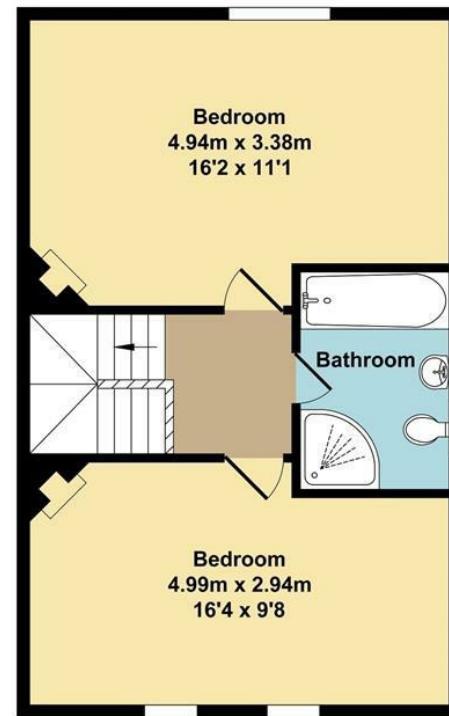
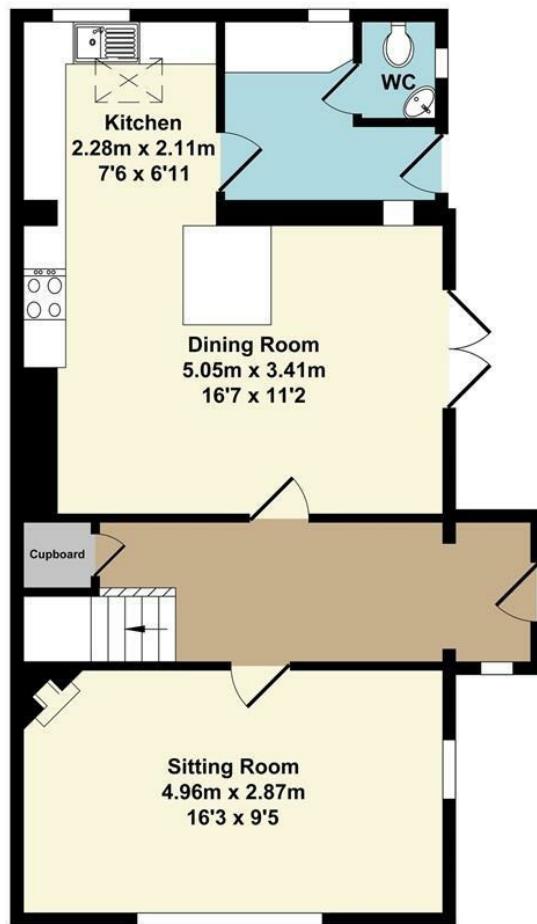
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Catbrook, Chipping Campden GL55 6DQ

Total Approx. Floor Area 111.15 Sq.M. (1196 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 appliance shown have not been tested and no guarantee as to their operability or efficiency can be given.

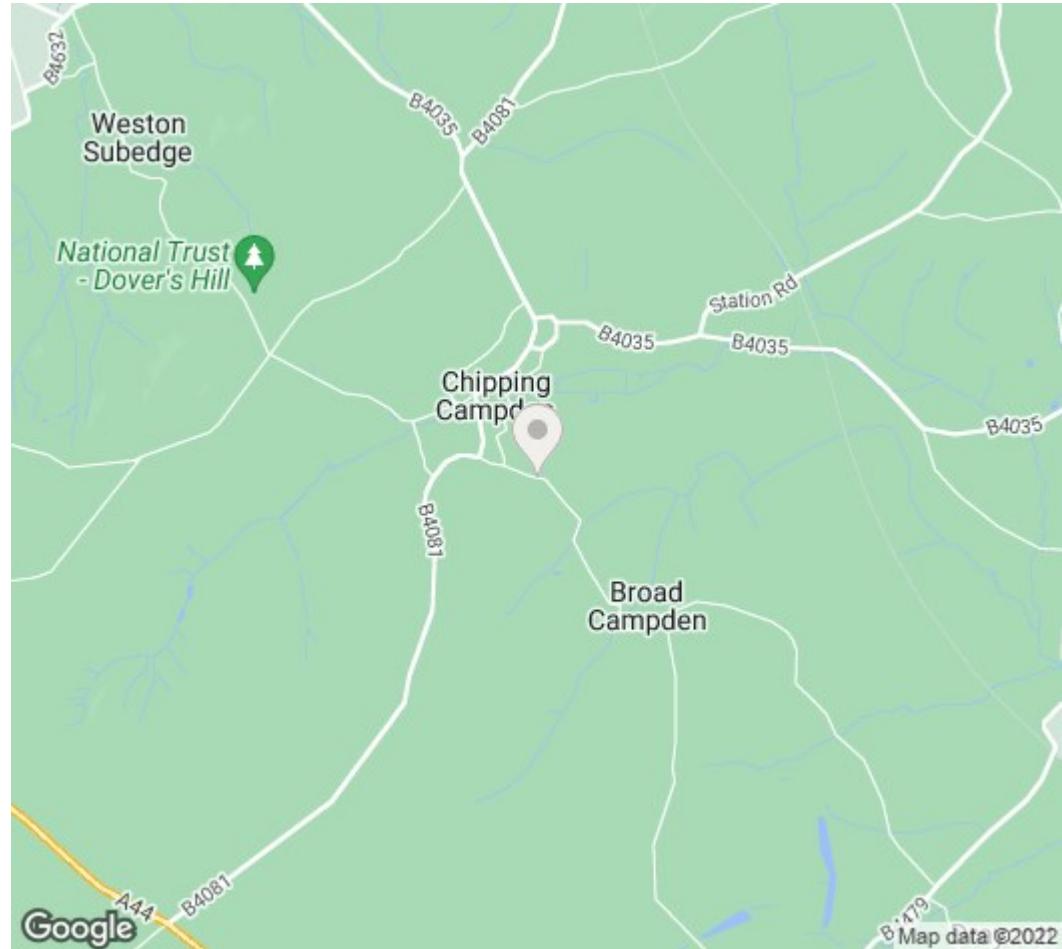


Ground Floor
Approx. Floor
Area 53.77 Sq.M.
(579 Sq.Ft.)

First Floor
Approx. Floor
Area 40.17 Sq.M.
(432 Sq.Ft.)

Loft
Approx. Floor
Area 17.21 Sq.M.
(185 Sq.Ft.)





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 or 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.

Six multi-award winning offices
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