

Peter Clarke



10 Cherry Orchard Close, Chipping Campden, GL55 6DH

- Three bedroom detached bungalow
- Sitting room with doors out to the garden
- Kitchen diner with vaulted ceiling
- Family bathroom and en-suite
- Driveway parking
- Beautiful private rear garden



Offers Over £725,000

A beautiful three bedroom detached bungalow located within a short walk from the High Street. Triple aspect sitting room, kitchen dining room with views over the garden, family bathroom, three bedrooms and en-suite to the main bedroom. Outside as an in and out drive and a beautiful south facing private garden. Many of these homes have been extended over the loft space to create more living accommodation so it is rare to find a true bungalow this close to the town centre.

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 which has plenty of room for coats and boots. A second door opens into the hallway which is a good size having previously been used as a dining hall with doors off to principle rooms. The sitting room and the kitchen diner were extended by the current owner which offers the sitting room triple aspect with a picture window to the front, a real flame gas effect wood burner and French doors opening onto the rear garden. Bi-folding doors open into the kitchen diner which has a vaulted ceiling and a pretty bay window again overlooking the garden. The kitchen has a range of wall and base units, an integrated dishwasher, five ring gas hob, freezer, and Neff oven. Leading from the inner hall there is a separate bathroom and WC. The main bedroom has fitted wardrobes, views over the garden and an en-suite with WC, hand basin and electric shower. The second bedroom is dual aspect with fitted wardrobes and is currently used as a study, the third bedroom used to be part of the garage and could be converted back should someone need further space as opposed to a third double bedroom. Outside there's plenty of driveway parking with the in and out drive and the front part of the garage has been retained for storage. Side access leads to the rear garden where there is a gardener's room with Butler sink, storage, power and light. The rear garden has been beautifully maintained by the current owner and all the fencing is dog proof. There's a lovely patio running the length of the house by a large lawned area with beautiful established trees and well stocked flower beds. At the bottom of the garden there is also a shed and a summer house.

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.

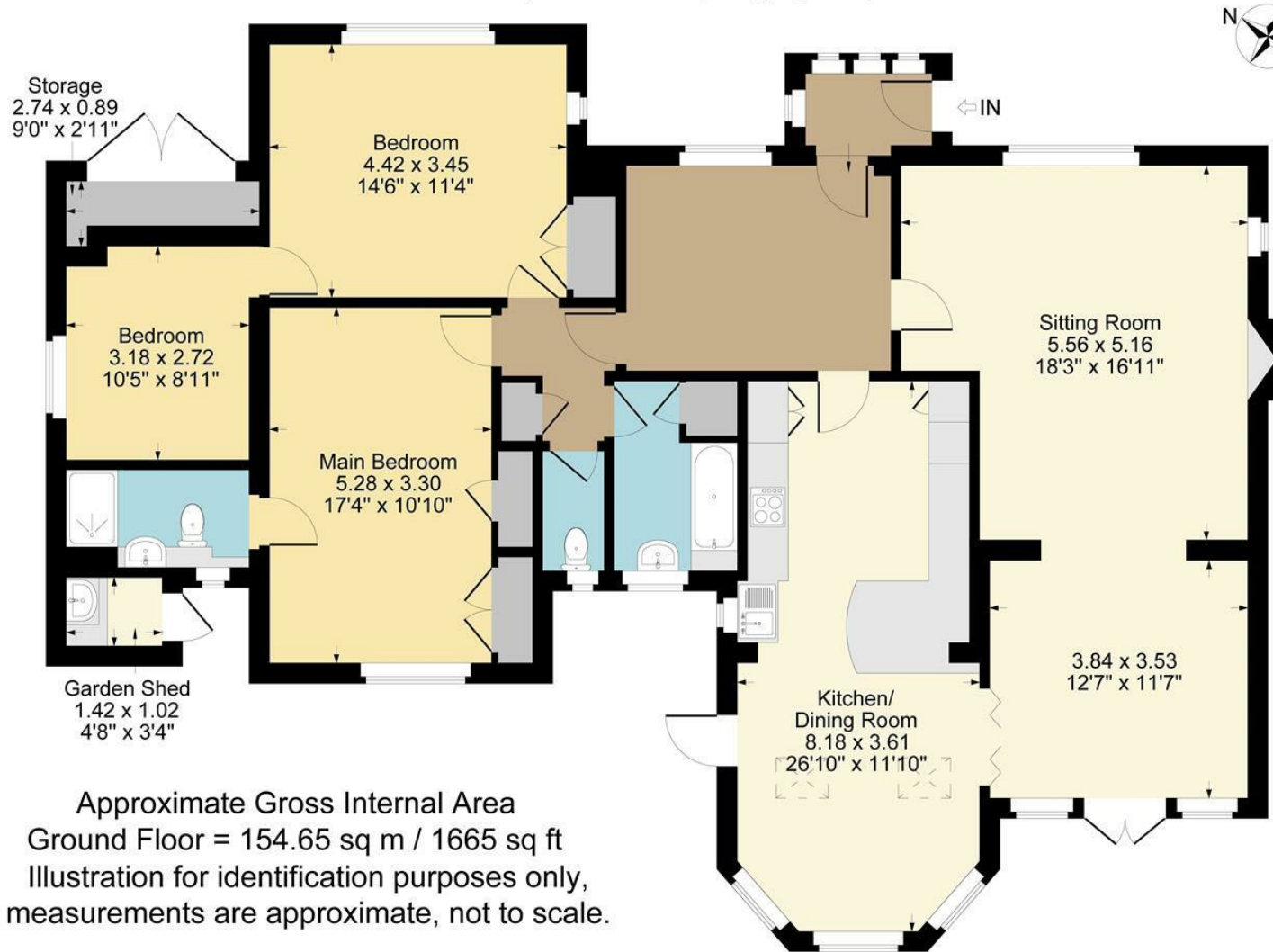
COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band F.

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

VIEWING: By Prior Appointment with the selling agent.



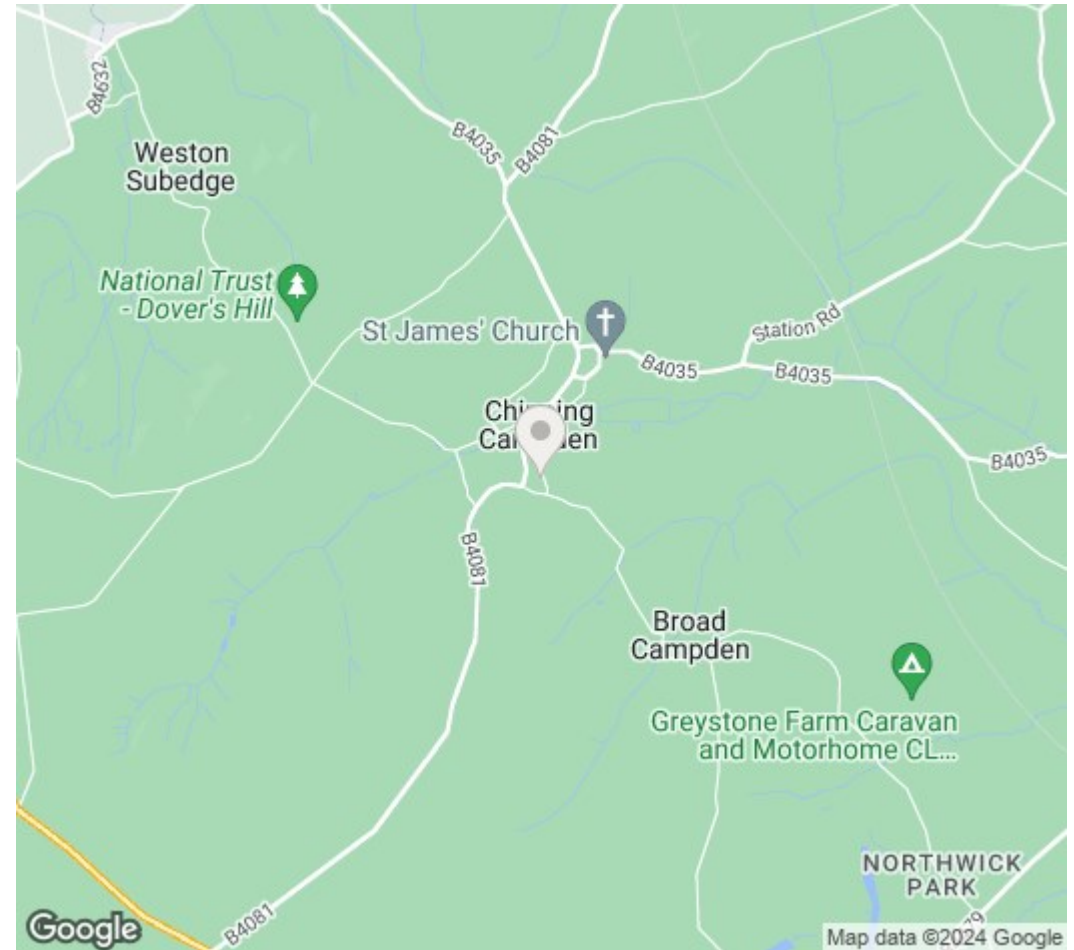
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Approximate Gross Internal Area
Ground Floor = 154.65 sq m / 1665 sq ft
Illustration for identification purposes only,
measurements are approximate, not to scale.

Ground Floor





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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serving South Warwickshire & North Cotswolds

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