

Peter Clarke

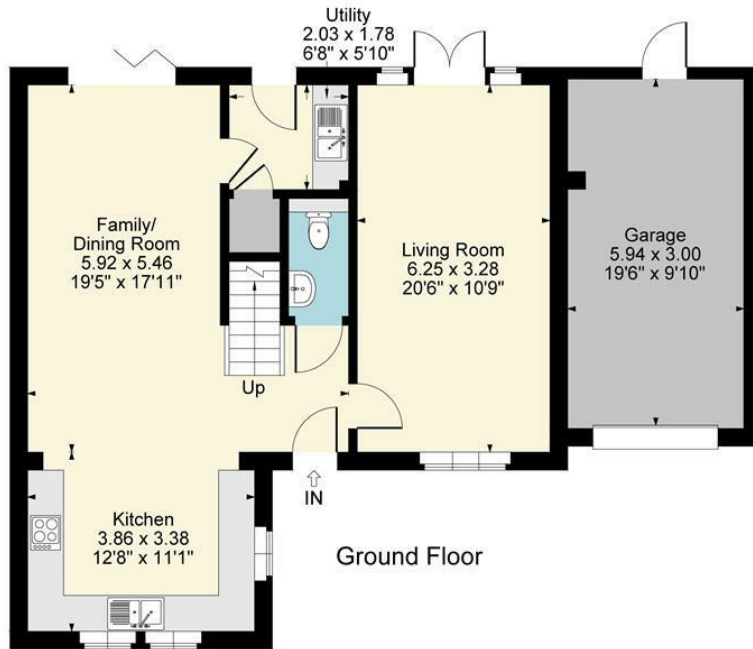
IN ASSOCIATION WITH

Winkworth



5 New Barrels Pitch, Chipping Campden, GL55 6FA

## 6 New Barrels Pitch, Chipping Campden



Approximate Gross Internal Area  
Ground Floor = 67.31 sq m / 725 sq ft

First Floor = 78.65 sq m / 847 sq ft

Garage = 17.81 sq m / 192 sq ft

Total Area = 163.77 sq m / 1764 sq ft

Illustration for identification purposes only,  
measurements are approximate, not to scale.

- Four bedroom detached home
- Immaculately presented
- Dual aspect sitting room
- Kitchen/dining room with integrated appliances
- Utility room and cloakroom
- Two ensuites and family bathroom
- Garage and driveway parking
- Enclosed rear garden
- No onward chain



£935,000

Immaculate four bedroom detached home. Located in a small select close walking distance of the High Street. Open plan kitchen/dining/family room, sitting room, utility and cloakroom all on the ground floor. On the first floor there are four bedrooms, two ensuites and a family bathroom. Outside there is driveway parking, garage and landscaped 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

#### KITCHEN/DINING ROOM

A great size open plan kitchen/dining room with bi fold doors out to the rear garden. The kitchen area has a range of wall and base units, with integrated appliances.

#### SITTING ROOM

Dual aspect, with French doors opening onto the garden.

#### UTILITY ROOM

With space for a washing machine and door to the garden.

#### CLOAKROOM

W/c and hand basin.

#### MAIN BEDROOM

Double bedroom with built in wardrobes and ensuite bathroom with walk in shower, w/c and hand basin.

#### BEDROOM

Double bedroom with fitted wardrobes and ensuite comprising of a walk in shower, w/c and hand basin.

#### BEDROOM

Double bedroom located to the front of the property.

#### BEDROOM

With views out to the front and built in wardrobe and Karndean flooring

#### FAMILY BATHROOM

Bath with shower over, w/c and hand basin.

#### OUTSIDE

To the front of the property is a garden area and path to the front door. There is driveway parking and access to the garage which has power and light. Side access leads to the rear garden which has a patio area by the house and then is mainly laid to lawn with flower beds.

#### 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 G.

**CURRENT ENERGY PERFORMANCE CERTIFICATE RATING:** B. 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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Peter Clarke

AN ASSOCIATE OF

Winkworth