



Peter Clarke

IN ASSOCIATION WITH

Winkworth

5 Grafton Mews High Street, Chipping Campden, GL55 6BW

- Three bedroom end of terrace
- Sitting room
- Kitchen/diner
- Cloakroom, family bathroom and ensuite
- Pretty cottage garden
- Garage and parking
- Walking distance to the High Street
- No onward chain



Offers Over £550,000

Three bedroom end of terrace with garden and parking. An ideal location for the High Street and all its amenities without the hustle and bustle. Sitting room, kitchen/diner, cloakroom on the ground floor. On the first floor there are three bedrooms, ensuite and family bathroom. Outside is a pretty garden, garage and parking space. A rear opportunity in Chipping Campden! No onward chain.

#### 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 property is located a short walk from the High Street going down the walkway by Grafton House. Upon reaching the house, the gate opens into a charming cottage style garden with lovely established roses and a vine growing up the front of the house. The front door opens into a spacious hallway with stairs to the first floor. There is a good size kitchen/diner with picture window to the front. The sitting room is dual aspect with feature fireplace, built in bookcases and a door to the garden. There is also a cloakroom with w/c on the ground floor. On the first floor there are three bedrooms, the main having an ensuite, and a family bathroom for the other two bedrooms. Outside, there is a single garage and parking space which can be accessed from the garden. Vehicular access is via Coldicotts Close which is a private road and has recently been tarmacked by all the residents contributing a proportional share towards the cost.

#### 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.

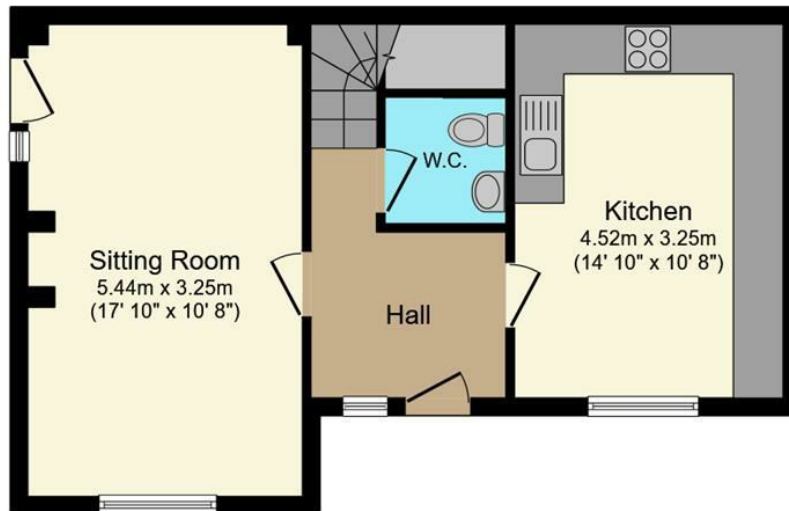
**CURRENT ENERGY PERFORMANCE CERTIFICATE RATING:** D. A full copy of the EPC is available at the office if required.

Listed: No | Broadband: Superfast (Checked on Ofcom Jul26) | Minimum Mobile Coverage: 68% O2 (Checked on Ofcom Jul26)

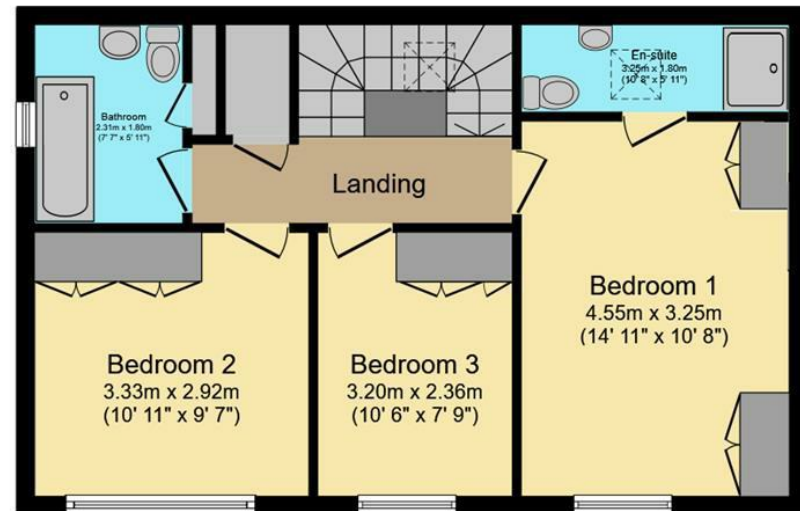
**VIEWING:** By Prior Appointment with the selling agent.



## 5 Grafton Mews, High Street, Chipping Campden



Ground Floor



First Floor

Total floor area: 97.5 sq.m. (1,050 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



DISCLAIMER: HMR Homes Limited t/a Peter Clarke in association with Winkworth 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 HMR Homes Limited t/a Peter Clarke in association with Winkworth 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.

Multi-award winning offices  
serving South Warwickshire & North Cotswolds

Grafton House High Street, Chipping Campden, Gloucestershire, GL55 6AT  
01386 770044 | [campden@peterclarke.co.uk](mailto:campden@peterclarke.co.uk) | [www.peterclarke.co.uk](http://www.peterclarke.co.uk)



Peter Clarke

AN ASSOCIATE OF

Winkworth