

Peter Clarke



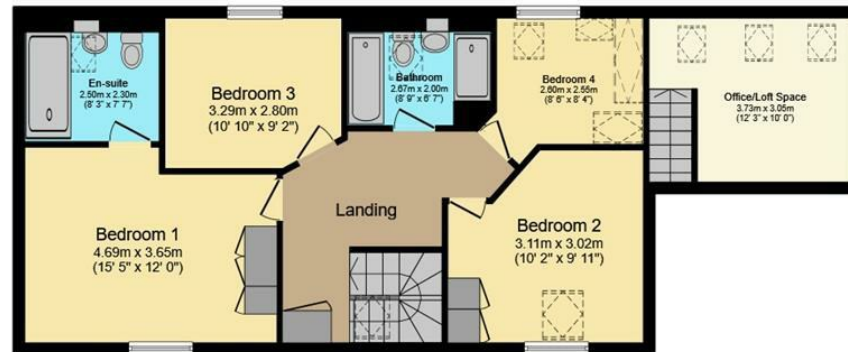
7 The Stables, Chipping Campden, GL55 6EZ

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### Ground Floor

Floor area 92.9 sq.m. (1,000 sq.ft.)



### First Floor

Floor area 81.3 sq.m. (875 sq.ft.)

Total floor area: 174.2 sq.m. (1,876 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)

- Cotswold stone detached home
- Four Bedrooms
- Ensuite, family bathroom & downstairs cloakroom
- Kitchen/Diner and utility
- Sitting room with bifold doors opening onto patio
- Garage and allocated parking spaces
- Study/Studio area above garage
- Landscaped rear garden
- Countryside views to the rear



£1,250,000

Four bedroom detached home on Back Ends. Built in 2019, on a small development of just eight properties. Spacious entrance hall, kitchen/dining room, sitting room and cloakroom all on the ground floor. Four bedrooms, family bathroom and ensuite. The garage has a useful room above which would make a great studio/office.

### 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

#### HALL

Spacious hallway with useful coat cupboard and doors off to principal rooms

#### KITCHEN/DINING ROOM

With integrated appliances and doors opening up into the rear garden. There is a useful utility attached to the kitchen.

#### SITTING ROOM

Dual aspect with bi folding doors opening onto the rear garden

#### CLOAKROOM

With w/c and hand basin

### MAIN BEDROOM

Beautiful double bedroom with built in wardrobes and a luxury ensuite with under floor heating.

### BEDROOM

Double bedroom currently used as a study with views up to The Hoo.

### FAMILY BATHROOM

Which has been upgraded by the current owners with underfloor heating

### BEDROOM

currently used as a dressing room

### BEDROOM

Lovely double bedroom with fitted wardrobes.

### GARAGE

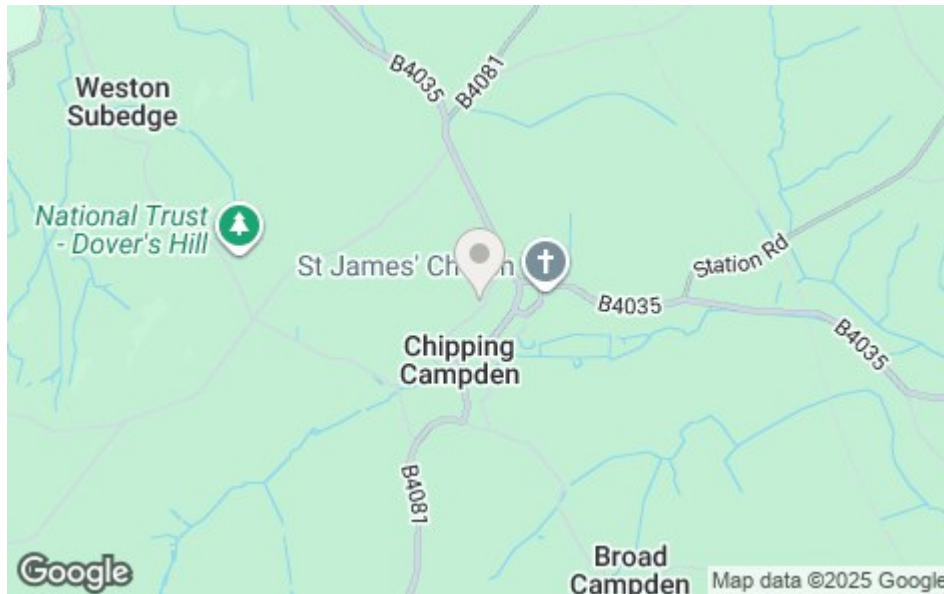
There is a large single garage with electric up and over door and a pedestrian door into the garden. There is a staircase leading to the first floor above the garage which would make a great studio or just used as storage.

### OUTSIDE

The communal areas are maintained by the residents management company for which there is an annual fee. Number 7 has parking in front of the garage as well as two additional allocated parking spaces. The rear garden is beautifully landscaped and has lovely open views up to The Hoo.







## 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.





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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