

Peter Clarke



The Stables, 5 Pages Piece, May Lane, Ebrington, Gloucestershire, GL55 6FB

- Stylish and modern cottage
- A high standard of finish throughout
- Three Bedrooms
- Open Plan Living
- Rural Location
- Gated Development
- Garden with lovely patio area
- Hot tub
- Off road parking



Guide Price £595,000

Situated in a gated development, this stone built three bedroom home is finished to a very high standard and offers rural views, garden and off-road parking.

#### LOCATION

Ebrington with its picturesque charm is situated on the northern edge of the Cotswold Hills. Known locally as 'Yubberton' it boasts a village green, a village hall and a C of E primary school. The Norman church, St Eadburgha is tucked away in the heart of the village and the Ebrington Arms public house which overlooks the green has won numerous awards. For everyday shopping needs there is Chipping Campden (2.5 miles) and Shipston on Stour (6 miles) and larger shopping, sporting and cultural centres are Stratford-upon Avon (12 miles) and Cheltenham (24 miles). The nearby town of Moreton in Marsh (8 miles) provides a trainline to London Paddington.

#### ACCOMODATION

This three bedroom stylish home offers modern living on the edge of this pretty Cotswold village with private garden.

Located in a select gated development, this versatile property offers a prospective buyer the chance to acquire an immaculate turn-key home. It provides open-plan living to the ground floor creating a bright and light space. The kitchen area has base and wall units with integrated appliances, a double sink and an induction hob with extractor over. A well-proportioned living/dining area offers views to the front and double doors out onto the rear garden. Further on the ground floor is a storage cupboard and w/c.

Rising to the first floor there are two sizeable double bedrooms, one with en-suite, a family bathroom and a third versatile room which could be used as a further bedroom or a home office/study.

To the front of the property there is parking for two/three vehicles and electric car charger. There is a private garden to the rear which is laid to lawn with a lovely patio area with hot tub.

#### 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. As the property is a holiday let, it is assessed under business rates.

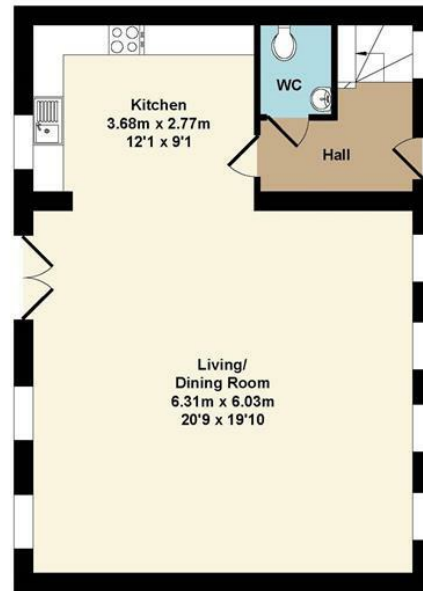
**CURRENT ENERGY PERFORMANCE CERTIFICATE RATING:** B A full copy of the EPC is available at the office if required.

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

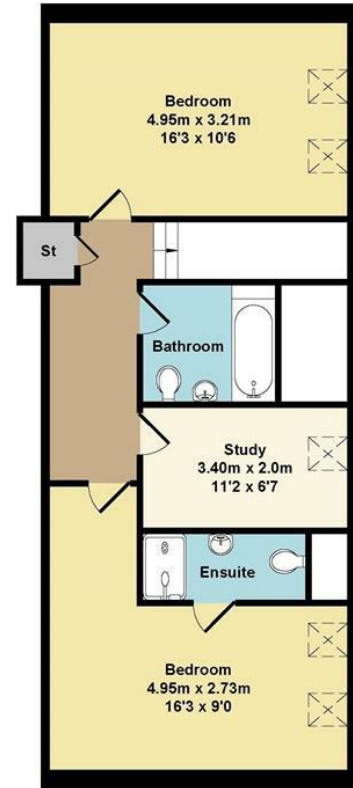


Plot 5, Pages Piece, May Lane, Ebrington, GL55 6FB  
Total Approx. Floor Area 116.0 Sq.M. (1249 Sq.Ft.)

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 appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

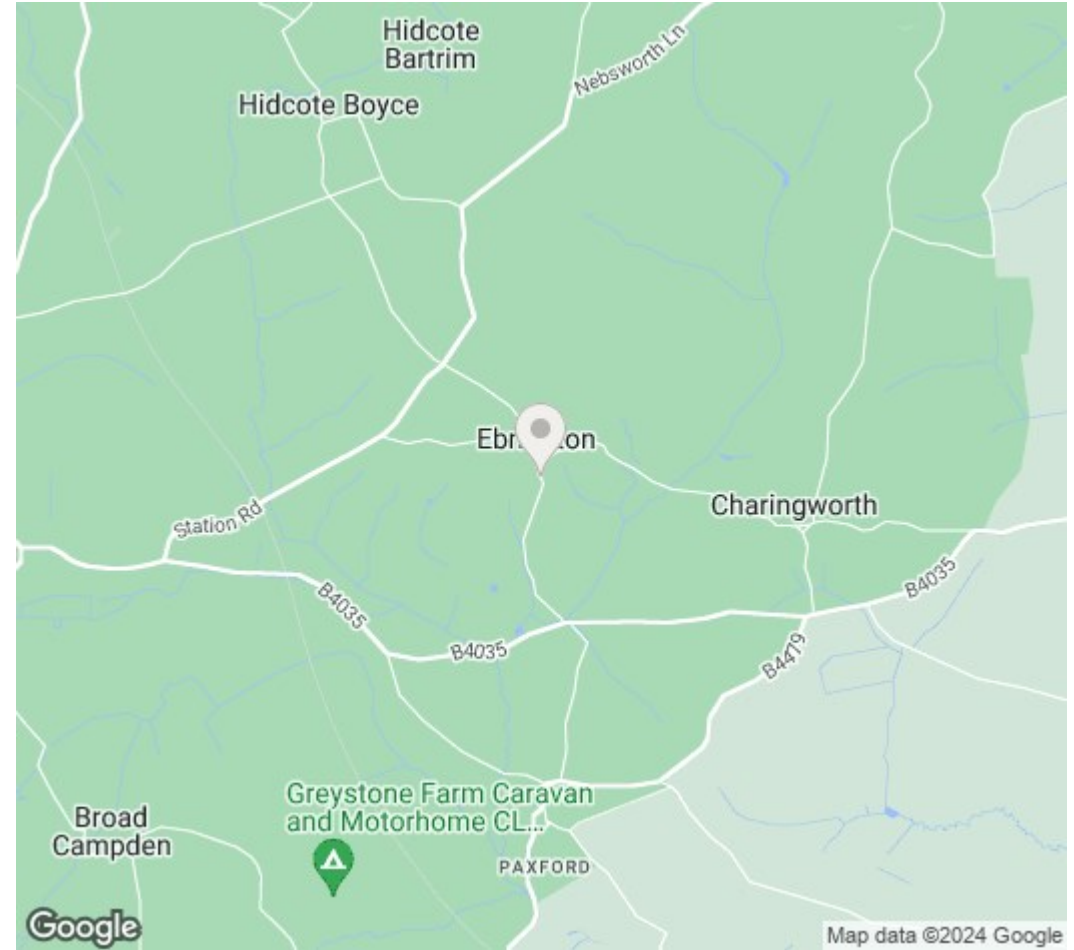


Ground Floor  
Approx. Floor  
Area 57.50 Sq.M.  
(619 Sq.Ft.)



First Floor  
Approx. Floor  
Area 58.50 Sq.M.  
(630 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 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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