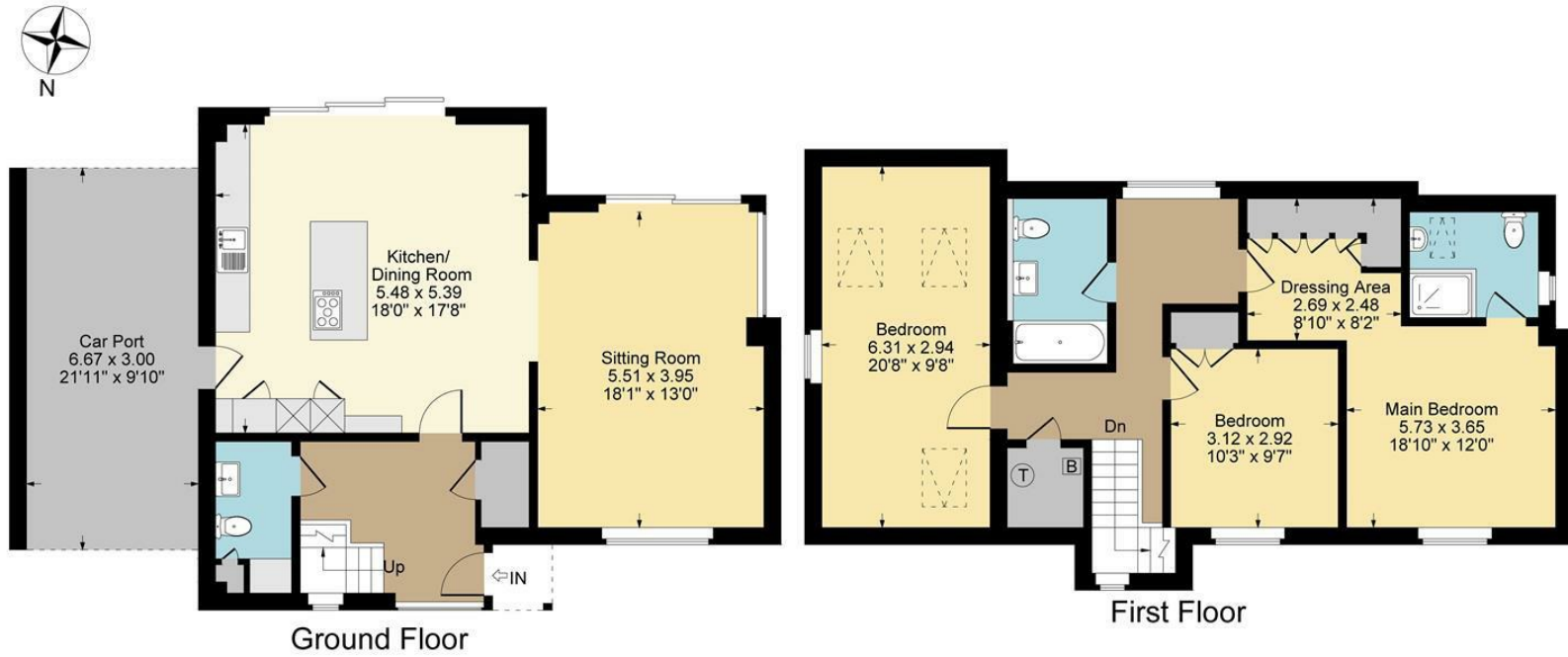




12 Lavender Drive, Chipping Campden, GL55 6EX

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Approximate Gross Internal Area  
Ground Floor = 67.01 sq m / 721 sq ft  
First Floor = 75.17 sq m / 808 sq ft  
Total Area = 142.18 sq m / 1529 sq ft  
Illustration for identification purposes only,  
measurements are approximate, not to scale.

- Stylish Detached Residence
- Popular Development Near High Street
- Bright and Airy Accommodation
- Underfloor Heating Downstairs
- EPC Band B
- Carport Parking
- Enclosed, South Facing Garden
- Remaining New Homes Warranty



Guide Price £895,000

A stylish detached home with garden and carport parking in the small and sought after Lavender Drive development, just beyond the High Street. The bright and airy accommodation is beautifully finished with quality fittings, underfloor heating to the downstairs and expansive glazing.

#### Entrance Hall

with tall glazing to the front, an impressive oak and glass sided staircase and useful built-in cupboard.

#### Cloakroom/Utility

fitted with WC, basin and space with plumbing for appliances within units to one side.

#### Dining Kitchen

a bright and spacious room fitted to create working kitchen space to one side and plenty of space for dining to the other. There is tall glazing with sliding doors along much of the rear wall, looking onto the garden and a taller section of ceiling where a feature window from the landing above looks down. The contemporary kitchen units feature a breakfast bar, hob with 'pop-up' extractor, a "Quooker" tap for instant boiling water and integrated appliances of fridge, freezer, oven, microwave and dishwasher.

#### Sitting Room

open to the kitchen but still a distinct room with oak flooring, a modern gas fire and plenty of natural light from the window to the front and tall sliding glass doors to the garden with floor to ceiling voiles and curtains.

#### First Floor Landing

having an internal feature window looking over the kitchen below, a deep built-in cupboard to house the boiler and oak doors to the bedrooms and bathroom.

#### Bedroom One

with wardrobes and dressing space as you first enter, further fitted furniture to match the wardrobes and door to the:

#### En-Suite Shower Room

fitted with a stylish suite of WC with concealed cistern, basin set on a 'floating' vanity unit and large glazed shower enclosure.

#### Bedroom Two

a bright, slightly pitched room with skylights and a window to the side.

#### Bedroom Three

having a built-in wardrobe.

#### Family Bathroom

fitted with WC with concealed cistern, basin on a 'floating' unit and bath with shower and glazed screen over.

#### OUTSIDE

##### To the Front

a shallow paved foregarden is enclosed by a Cotswold stone wall and leads to the front door and side access.

##### Carport

along the side of the house with tandem parking spaces, door into the kitchen, a timber store shed and gate to the garden.







### **The Rear Garden**

fully enclosed with gates either side, a deep stone paved patio along the house and lawn beyond with glimpses of the church tower in the distance.

### **GENERAL INFORMATION**

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**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 be listed in Band G.

**CURRENT ENERGY PERFORMANCE CERTIFICATE RATING:** Band 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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