



Peter Clarke

Sundial House High Street, Chipping Campden, Gloucestershire, GL55 6AG

- Beautiful Cotswold townhouse
- Views over the market hall
- Accommodation over three floors
- Kitchen with Aga
- Library, pantry and first floor sitting room
- Three/four bedrooms
- Three bathrooms
- In need of modernisation



Guide Price £700,000

Beautiful townhouse overlooking the Market Hall. Centrally located within the town, the property offers accommodation over three floors. Now requiring updating, the layout could be adapted for a variety of uses subject to consents. Please note the sale is for the freehold of the entire building with the shop and utility being on a long lease.

ACCOMMODATION

The property is accessed via the covered path to the side. On the ground floor there is a library, kitchen, pantry and shower room. The rear staircase leads to the first floor and two interconnecting double bedrooms followed by a large bathroom. There is a lovely room to the front of the property with sash windows and feature fireplace. Stairs lead to the top floor where there is another large bedroom and a 'Jack and Jill' bathroom.

Outside there is a pathway leading down the side of the property and to the garden at the rear which currently has a building which could be re-purposed for a variety of uses or removed for more garden subject to consents.

TENURE

The property is understood to be freehold although we have not seen evidence. The shop and utility are on a long lease. This should be checked by your solicitor before exchange of contracts.

SERVICES

We have been advised by the vendor that mains gas, electricity and water are connected to the property although this should be checked by your solicitor.

RIGHTS OF WAY

The property is sold subject to and with the benefits 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

E. A full copy of the EPC is available at the office if required.

VIEWING

By Prior Appointment with the Selling Agents

REGULATED BY RICS

AGENTS NOTE

We understand that just the front elevation is Grade II listed.

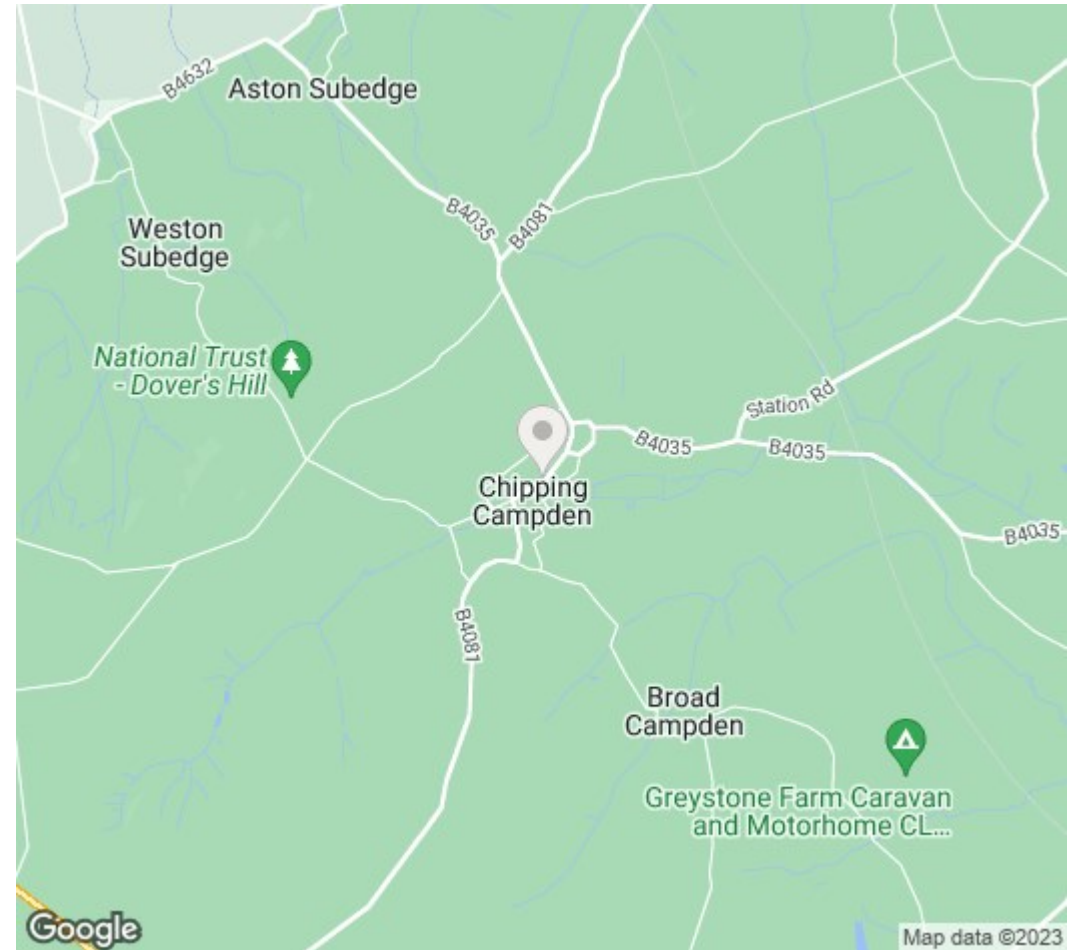


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Total Approx. Floor Area 263.10 Sq.M. (2832 Sq.Ft.)

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.





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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serving South Warwickshire & North Cotswolds

Grafton House High Street, Chipping Campden, Gloucestershire, GL55 6AT
01386 770044 | campden@peterclarke.co.uk | www.peterclarke.co.uk

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