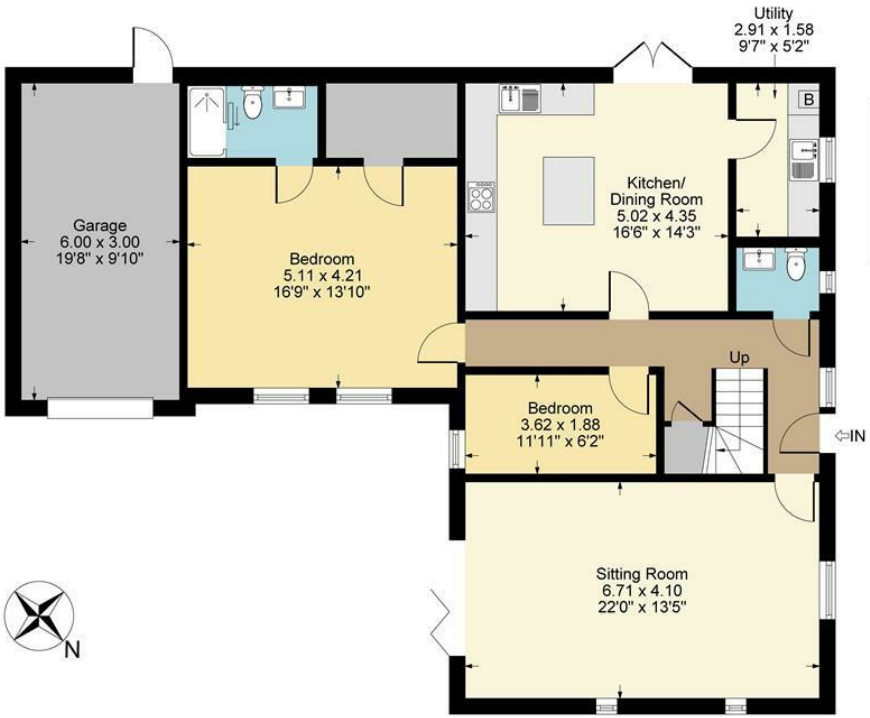
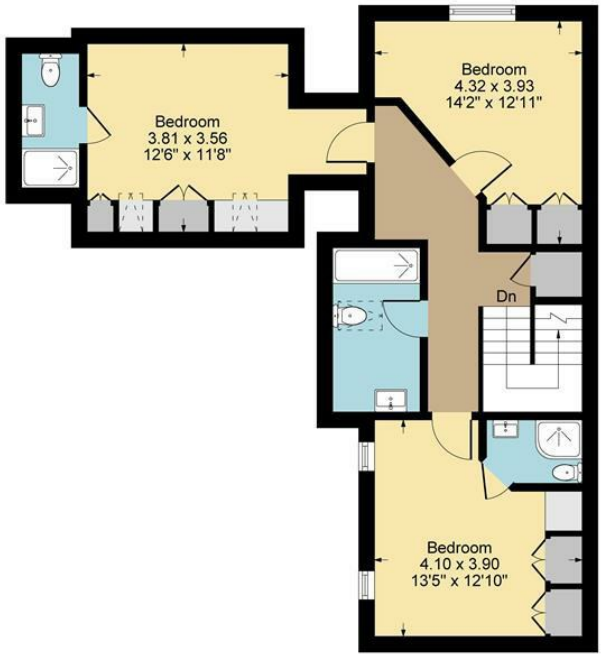


Maple House, 3 Pages Piece, Ebrington, Chipping Campden, GL55 6FB

Maple House , 3 Pages Piece, May Lane , Ebrington, GL55 6FB



Ground Floor



First Floor

Approximate Gross Internal Area = 175.90 sq m / 1893 sq ft
Garage = 18.00 sq m / 194 sq ft
Total Area = 193.90 sq m / 2087 sq ft
Illustration for identification purposes only,
measurements are approximate, not to scale.

- Exclusive gated development
- Five bedroom detached house
- Living Room
- Large kitchen dining area
- Utility room
- Ground floor main bedroom suite
- Three further double bedrooms all with en-suite
- Downstairs bedroom/study
- Gardens with dry brick walls
- Social space with hot tub

5 3 1

Offers In Excess Of £750,000

Maple House is the largest property on the small exclusive development of just five properties which is accessed through an electric gated entrance. Located on the edge of the popular village of Ebrington. The property has flexible accommodation including a ground floor bedroom suite for those looking to future proof. The property also benefits from off road parking and a garage.

EBRINGTON

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.

HALL

The front door opens Into a welcoming spacious hallway with doors off to all principle rooms, an L shaped staircase with storage underneath.

SITTING ROOM

The dual aspect sitting room has French doors opening on to the garden with lovely views.

KITCHEN DINING

Spacious kitchen dining room with integrated appliances, a central island and French doors out on to a charming terraced area for alfresco dining

UTILITY

Useful utility room with space for washing machine and tumble dryer

BEDROOM / STUDY

This ground floor room offers the versatility to be either another bedroom or home office.

CLOAKROOM

Cloaks with WC and hand basin

BEDROOM SUITE

On the ground floor there is the main double bedroom suite together with an en-suite and walk-in wardrobe.

BEDROOM

Spacious double bedroom with built in wardrobes countryside views and an en suite shower room

BEDROOM

Double bedroom with built in wardrobes and en suite with shower WC and hand basin

BEDROOM

Another double bedroom with built in wardrobes

FAMILY BATHROOM

Family bathroom that has a bath, with shower over, WC and basin

OUTSIDE

Entrance to this exclusive development is through electric gates which leads directly to driveway parking as well as a single garage which has pedestrian access to the rear terrace. The rear garden is a secluded space with patio area for seating outside of the kitchen and lawn surrounding. The main garden is accessed from the





















sitting room with a large patio dining area, lawn and a 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 holiday let it is assessed under business rates.

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: A. 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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serving South Warwickshire & North Cotswolds

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Peter Clarke