

14 Castle Nurseries, Chipping Campden, GL55 6JT

- Three bedroom semi detached home
- Sitting room
- Dining room
- Kitchen
- Cloakroom
- Family bathroom
- Enclosed rear garden
- Driveway and garage
- Chipping Campden School Catchment

3 1 1

Offers Over £450,000

Three bedroom semi detached home with garage and parking. Living room, kitchen, dining room, three bedrooms and family bathroom. Outside there is an enclosed garden, garage and driveway parking. A key benefit of living in Castle Nurseries is that children and staff can walk to Chipping Campden School without having to cross a main road.

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.

CASTLE NURSERIES

Built in 2000, the property is set on a peaceful no-through road. Conveniently located just off Station Road, residents can enjoy easy access to the Bowls Club, the thriving Chipping Campden Cricket Club and a nearby children's playground. The High Street, with its excellent range of shops, cafes and amenities is also within walking distance.

ACCOMMODATION

The front door opens into the hallway, with stairs leading to the first floor. There is a cloakroom with a WC and hand basin. The sitting room is situated at the front of the property and benefits from plenty of natural light, as well as a feature fireplace. The dining room has French doors opening onto the rear garden, while the fitted kitchen also has a door leading outside.

On the first floor, there are three bedrooms and a family bathroom. Outside, there is a private driveway to the side of the house, leading to the detached garage. A gate provides access to the enclosed rear garden, which is mainly laid to lawn and includes a patio area, ideal for outdoor dining and entertaining.

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 D.

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

Listed: No | Broadband: Ultrafast (Checked on Ofcom Aug 26) | Minimum Mobile Coverage: 68% O2 (Checked on Ofcom Aug 26)

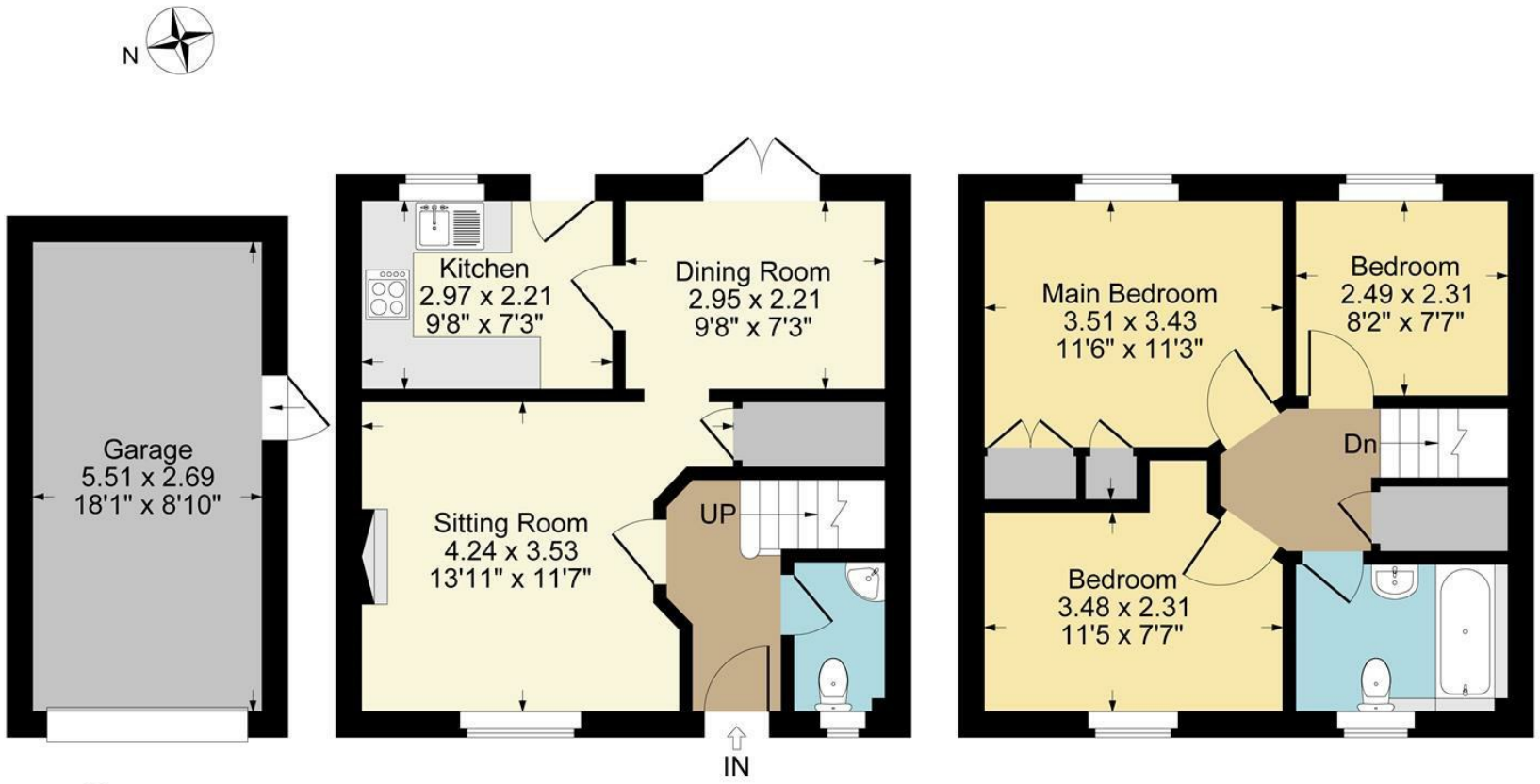
VIEWING: By Prior Appointment with the selling agent.







14 Castle Nurseries, Chipping Campden



Approximate Gross Internal Area
Ground Floor = 36.84 sq m / 397 sq ft
First Floor = 36.84 sq m / 397 sq ft
Garage = 14.83 sq m / 160 sq ft
Total Area = 88.51 sq m / 954 sq ft
Illustration for identification purposes only,
measurements are approximate, not to scale.







DISCLAIMER: HMR Homes Limited t/a Peter Clarke in association with Winkworth 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 HMR Homes Limited t/a Peter Clarke in association with Winkworth 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.

Multi-award winning offices
serving South Warwickshire & North Cotswolds

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

Peter Clarke
Winkworth