

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

3 2 1

£475,000

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.



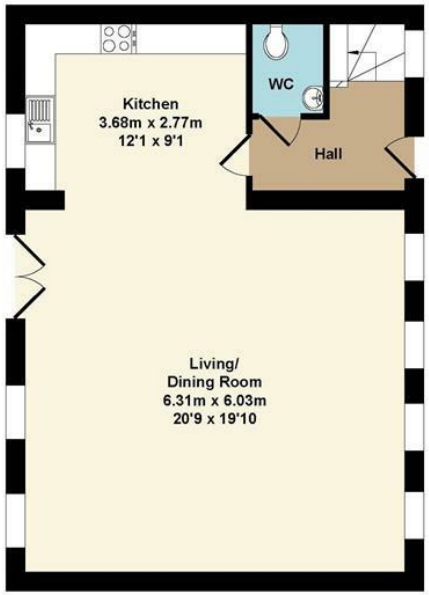




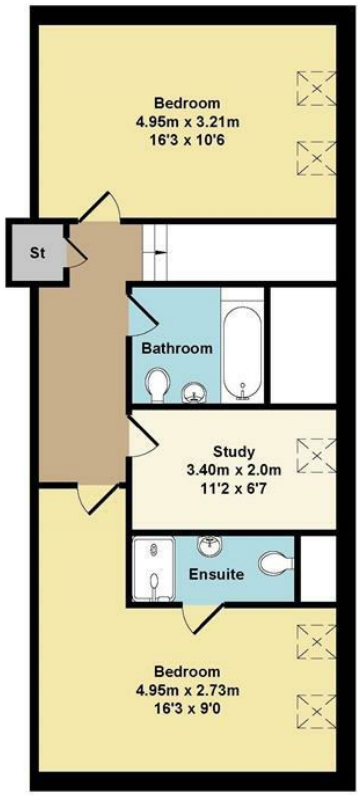
Plot 5, Pages Piece, May Lane, Ebrington, GL55 6FB

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.



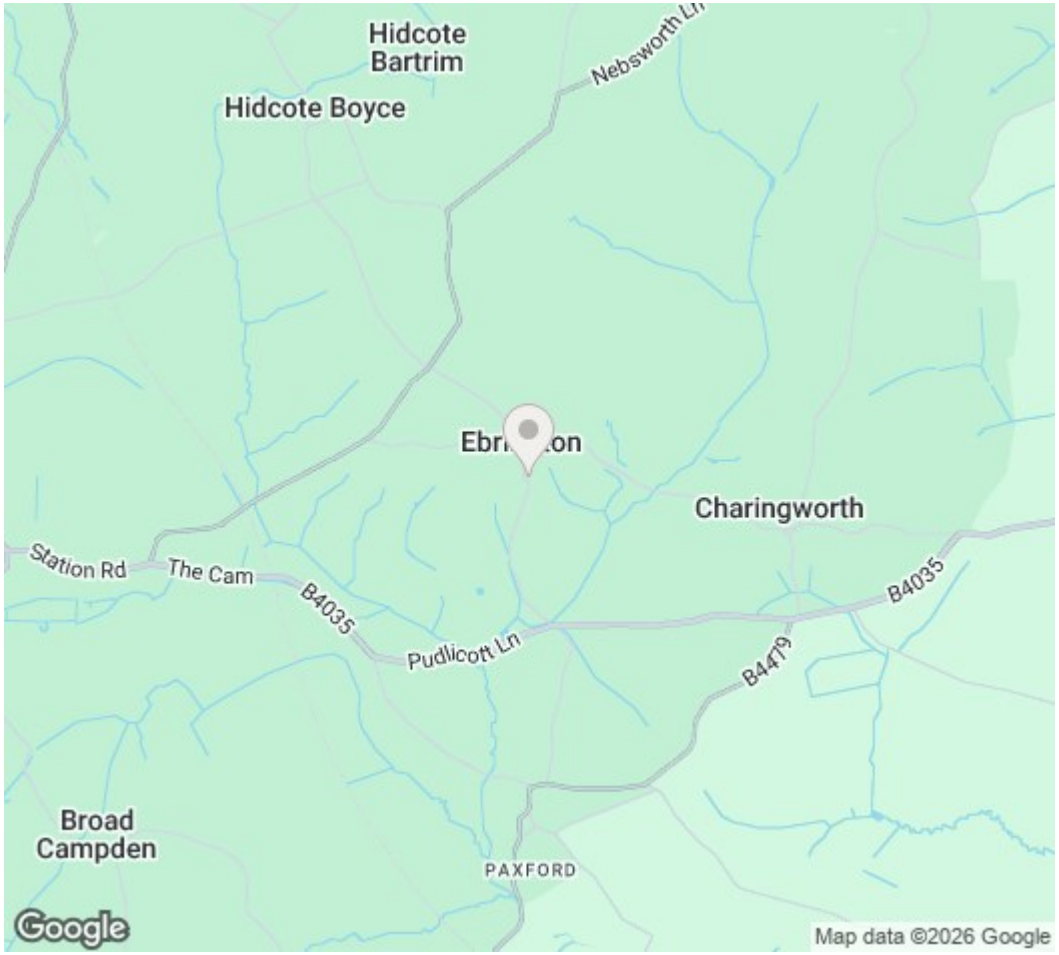
Ground Floor
Approx. Floor
Area 57.50 Sq.M.
(619 Sq.Ft.)



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







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Peter Clarke
Winkworth