



Peter Clarke

2 Post Office Lane, Draycott, Moreton-In-Marsh, Gloucestershire, GL56 9JZ

- Three bedroom detached character property
- Set within a picturesque village location
- Separate kitchen, sitting and dining room
- Utility with downstairs cloakroom and boot room
- En-suite and family bathroom
- Landscaped rear garden
- Separate home office
- Off road parking
- Chipping Campden school catchment



£665,000

Charming three bedroom cottage with extensive ground floor living/entertaining space and a useful home office.

DRAYCOTT

Draycott is a pretty North Cotswold hamlet with a mix of period stone cottages and modern houses. Located approx 1 mile from Blockley which has a shop for day to day needs, and approx 3 miles from Moreton-in-Marsh, which has a wider selection of shops and amenities as well as mainline train services to London Paddington. The village lies within Chipping Campden school catchment.

ACCOMMODATION

The front door opens into a cosy snug with character features and wood burning stove. The kitchen/breakfast room is dual aspect with a range of wall and base units, gas range cooker integrated dishwasher, space for fridge/freezer and under floor heating. The sitting room is triple aspect with French doors opening onto the garden and wood burning stove. The utility room has Belfast sink, wine fridge and space for washing machine and tumble drier. Useful boot room and cloakroom.

On the first floor there are three double bedrooms, the master having an ensuite shower room with luxury shower and under floor heating. The family bathroom also has under floor heating and a rainforest shower over the bath.

Outside there is driveway parking for several cars and side access to the garden. The garden has been landscaped by the current owners with sunny patio areas as well as lawn. There is a useful shed and storage area. The home office has hot/cold air conditioning, electric and internet. Two sets of bifold doors allow the garden to be enjoyed from this room.

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 E.

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

VIEWING: By Prior Appointment with the selling agent.

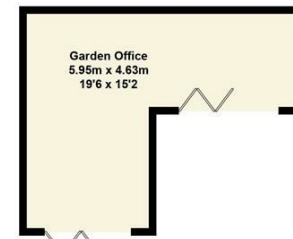
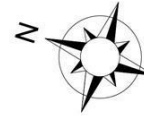




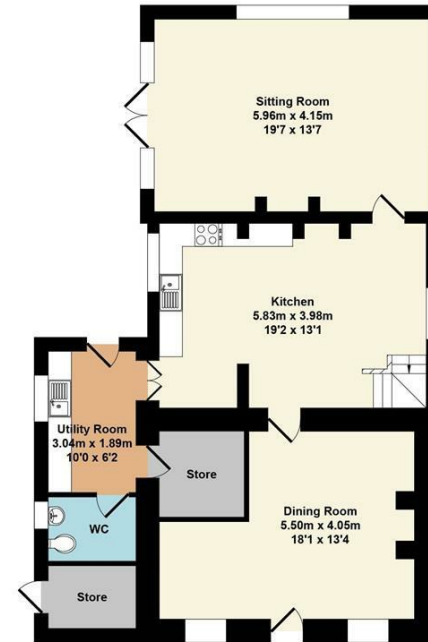


Post Office Lane, Draycott, GL56 9JZ
Total Approx. Floor Area 156.0 Sq.M. (1678 Sq.Ft.)

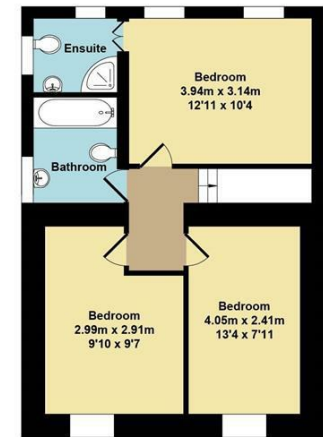
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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.



Garden Office
5.95m x 4.63m
19'6" x 15'2"
Outbuilding
Approx. Floor
Area 18.90 Sq.M.
(203 Sq.Ft.)



Ground Floor
Approx. Floor
Area 88.20 Sq.M.
(949 Sq.Ft.)



First Floor
Approx. Floor
Area 48.90 Sq.M.
(526 Sq.Ft.)

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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