

Peter Clarke



6 Castle Nurseries, Chipping Campden, GL55 6JT



- Two double bedroom house
- Open plan kitchen/dining/family room
- Ground floor cloakroom
- Family bathroom and ensuite
- Lanscaped rear garden
- Garage and driveway parking
- No onward chain
- Available fully furnished



£400,000

Immaculate two bedroom home which has been improved and extended by the current owners. Open plan kitchen/dining/family room and a cloakroom on the ground floor. On the first floor there are two double bedrooms, ensuite and family bathroom. Outside the rear garden has been thoughtfully landscaped to be low maintenance as this property has been used as a lock up and leave for some years. There is access into the garage from the garden. A shared driveway at the end of the row leads to a private parking area in front of the garage.

#### 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.

#### ACCOMMODATION

The front door opens into a hallway with stairs to the first floor. The main living area is open plan, and has been extended and upgraded by the current owners with integrated appliances and engineered oak flooring. There is a cloakroom tucked in under the stairs. On the first floor there is the main bedroom to the front which is a double with fitted wardrobes and an ensuite. The second bedroom is also a double. Outside the rear garden has been designed to be low maintenance and has a door directly into the garage. The garage has power, light and there is a tumble drier as well as an additional fridge. to the front of the garage is enclosed private parking. The property is being sold fully furnished.

#### 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 C.

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

**VIEWING:** By Prior Appointment with the selling agent.

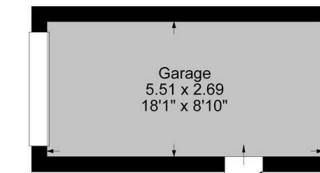








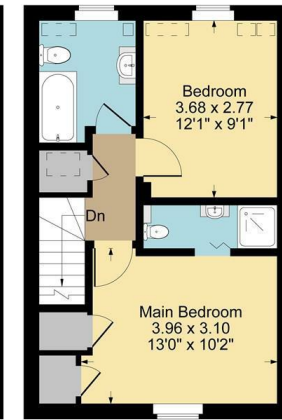
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Garage



Ground Floor



First Floor



Approximate Gross Internal Area  
Ground Floor = 36.31 sq m / 391 sq ft  
First Floor = 36.31 sq m / 391 sq ft  
Garage = 14.83 sq m / 160 sq ft  
Total Area = 87.45 sq m / 942 sq ft  
Illustration for identification purposes only,  
measurements are approximate, not to scale.

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.

Multi-award winning offices  
serving South Warwickshire & North Cotswolds

Grafton House High Street, Chipping Campden, Gloucestershire, GL55 6AT  
01386 770044 | [campden@peterclarke.co.uk](mailto:campden@peterclarke.co.uk) | [www.peterclarke.co.uk](http://www.peterclarke.co.uk)

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