12 Longwell Bank, Ebrington, Chipping Campden, Gloucestershire, GL55 6NL

- Three bedroom cottage
- Sitting room with woodburner
- Kitchen/breakfast room
- Cloakroom
- Family bathroom
- Car port and parking space
- Font and rear gardens

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Offers Over £585,000

A three bedroom character cottage located in the highly desirable village of Ebrington, set back from the road in a quaint terrace of just four cottages. The property features a sitting room with exposed beams and a wood-burning stove, as well as a modern kitchen/breakfast room.
On the first floor, there are three bedrooms and a family bathroom. A particular feature of this cottage is the long rear garden, which offers a number of spaces for gardening and entertaining. A carport and parking complete this lovely home.

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.

ACCOMMODATION
The front door opens into a useful porch, which in turn leads into the sitting room. The sitting room features a wood-burning stove and stairs to the first floor. The kitchen/breakfast room is located at the rear of the house and has a stable door opening into the garden. There is also a ground floor cloakroom.
On the first floor, there are three bedrooms and a family bathroom. Outside, there is a carport and additional parking space. Steps lead up to the front garden, while a path runs round to the rear. The rear garden is terraced and extends to approximately 100 ft, and includes a lovely private decking area overlooking the countryside.

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.

AGENTS NOTE
Please note that AI has been used to increase the resolution of the pictures included in these details.

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