

Peter Clarke

IN ASSOCIATION WITH

Winkworth



Willowhayne Station Road, Chipping Campden, GL55 6HY

- Four bedroom detached home
- Fabulous sitting/dining living space
- Sitting room with wood burner
- Kitchen with appliances
- Office, utility and cloakroom
- Family bathroom and ensuite
- Driveway parking
- South facing rear garden



Asking Price £850,000

Four bedroom detached home located a short walk from the Coneygree and the High Street. Remodelled by the current owners, to create a spacious entertaining/living space with fabulous vaulted ceiling allowing in natural light. They also converted the garage into another room which would make an ideal office or studio for someone working from home. A modern kitchen with high end appliances will please foodies, and the south facing rear garden for those with green fingers.

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 the hallway, with double doors in front of you into the main house. To the right, there is a cloakroom and the office which was converted from the garage. This would be an ideal work from home space as clients would not need to access the rest of your home. Through the double doors, you are into the main living space with a real wow factor. With the stairs leading to the galleried landing, and the vaulted ceiling, this is a lovely light space. It is also open into the sitting room with wood burning stove. The kitchen has high end appliances as the current owners are really into their cooking. There is a door out to the boiler room and utility. On the first floor there are four bedrooms, ensuite and family bathroom. In addition there is a large laundry room on the landing. Outside, the in/out driveway has room for plenty of cars and there is side access on both sides of the house. The south facing rear garden has several spaces for entertaining, and lovely mature shrubs and trees.

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 G.

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

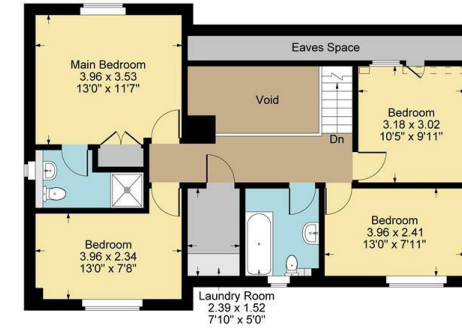
VIEWING: By Prior Appointment with the selling agent.







Willowhayne, Chipping Campden

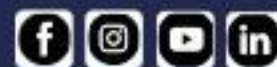


Approximate Gross Internal Area
 Ground Floor = 91.01 sq m / 980 sq ft
 First Floor = 67.76 sq m / 729 sq ft
 Total Area = 158.77 sq m / 1709 sq ft
 Illustration for identification purposes only,
 measurements are approximate, not to scale.

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.

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 serving South Warwickshire & North Cotswolds

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AN ASSOCIATE OF WINKWORTH

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