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# Tayler & Fletcher



Stonelea, Hoo Lane, Chipping Campden, GL55 6AZ  
Guide Price £775,000





## Stonelea Hoo Lane

### Chipping Campden, GL55 6AZ

*An attractive, detached Cotswold stone bungalow set on a generous plot in a sought-after town. Featuring a south-facing garden, the property also offers potential to convert the loft.*

#### Description

Stonelea is a detached bungalow constructed of natural Cotswold stone under a deep pitched and tiled roof. It has a gabled front facade with double glazed casement leaded light effect windows set within cut stone window reveals and is well positioned within the plot. There is ample parking and a single garage together with the front garden. The rear garden is south facing and a particular feature of the property.

#### Location

Chipping Campden is a popular and mainly unspoilt Cotswold Market Town with a wide High Street with an interesting mix of period properties. It has a good range of day to day amenities including a Co-operative food store, chemist, Post Office, dentist, opticians, library, doctors surgery, two primary schools and well respected secondary school as well as a number of hostelryes, tea rooms and other shops. In addition it has the attractive Parish Church of St James.

Moreton-in-Marsh is about 6.5 miles. It has a mainline station with a service to London Paddington via Oxford and Reading.

#### Accommodation

Stonelea offers comfortable accommodation with a hallway leading to the sitting room, dining room, kitchen, and study/bedroom three. There are two further double bedrooms together with a well-appointed bathroom with separate and generous shower cubicle.

Stonelea features a generous roof space, measuring 36'1" (max) x 25'7" (into eaves). It is understood that, subject to any necessary consents, this area could be suitable for the creation of additional accommodation.

#### Hall

Hanging cupboard, laminate floor, access to the extensive and boarded roof space.

#### Sitting Room

Fireplace fitted with a cut stone surround, hearth and mantelpiece. Coved ceiling, two wall light points and a television point.

#### Dining Room

Coved ceiling, double glazed leaded light effect windows with deep sill and view overlooking the rear garden.

#### Kitchen

One and a half bowl sink unit with single drainer set in a wide surround with a range of drawers and cupboards below. Space for a washing machine and separate space for dryer. Further work surface fitted with a Zanussi four ring induction hob with Russell Hobbs extractor above and Zanussi oven and grill below. Built in Belling fridge with freezer below. Matching eyelevel cupboards and shelving. Coved ceiling, six recessed ceiling spotlights, tiled floor. Door with arched upper glazed panels leading to the rear garden.

**From the Dining Room, door to**







### Study/ Bedroom 3

Double glazed leaded light effect window overlooking the rear garden.

### Bathroom

Matching suite comprising painted panelled bath with chrome mixer tap with tiled surround and glazed shelf above. Wash hand basin with chrome mixer tap and cupboard below, low level w.c., wall mounted heated towel rail, walk-in shower cubicle fitted with a Triton Martinique electric shower, five recessed ceiling spotlights, opening and fixed casement windows, part tiled walls, shaver point.

### Bedroom 1

Double aspect room with double glazed leaded light effect casement windows with deep sills and a coved ceiling.

### Bedroom 2

Double aspect room with double glazed leaded light effect casement windows with deep sills, television point and coved ceiling.

### Outside

Stonelea is approached from Hoo Lane via a gravelled drive and parking area and leading to a detached single garage [15'1" x 8'1"] constructed of timber elevations under a pitched felt roof with a pair of opening doors.

### Garden

The front garden is mainly laid to lawn with a separate path leading to the front door and round to the side of the property giving access to the rear garden.

The rear garden may be approached from either side of the property or alternatively from the kitchen door. It is south facing and mainly laid to lawn and interspersed by a number of trees and shrubs and surrounded in the main by timber fencing. The plot extends to 0.177 of an acre.

### Services

Mains electricity, water, gas and drainage are connected to the property. There is a Gigaclear point adjacent to the property. The current heating system is powered by a gas fired Worcester rated A+ combination boiler which was fitted in November 2023. This also provides underfloor heating in the bathroom. The heating is controlled by Hive smart thermostat.

Please Note: We have not tested any equipment, appliances or services in this property. Prospective purchasers are advised to commission appropriate investigations prior to formulating their offer to purchase.

### Local Authority

Cotswold District Council, Trinity Road, Cirencester Gloucestershire, GL7 1PX.

### Council Tax

Band E. Rates payable 2025/2026 £2,764.18.

### Tenure

Freehold.

### Directions

Take the A424 from Stow-on-the-Wold towards Evesham. On reaching the A44 turn left and continue to the right turn signed to Chipping Campden onto the B4081. After 2.5 miles as you enter Chipping Campden follow the road until you reach Lower High Street. Turn left and then bear right onto Hoo Lane and Stonelea will be seen on your left hand side after a short distance.

### What 3 Words

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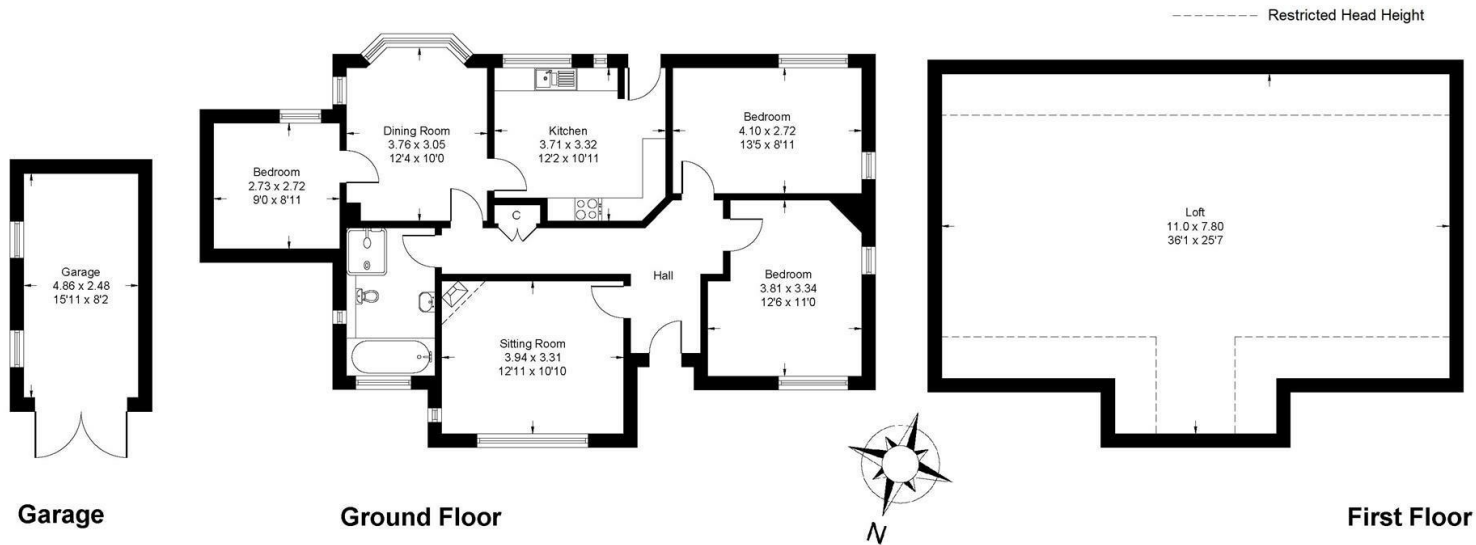
## Floor Plan

## Area Map

Approximate Gross Internal Area (including roof space): 163.95 sq m / 1765 sq ft

Garage = 12.05 sq m / 130 sq ft

Total = 176.0 sq m / 1895 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 misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



## Viewing

Please contact our Stow-on-the-Wold Sales Office on 01451 830383 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.