

established 200 years

# Tayler & Fletcher



7 Keys Acre  
Ebrington, Chipping Campden, GL55 6PD  
Guide Price £325,000





## 7 Keyts Acre

Ebrington, Chipping Campden, GL55 6PD

A two bedroom semi-detached house set in a peaceful and popular semi-rural location with NO ONWARD CHAIN.

### LOCATION

The property is situated in a quiet mature setting on the edge of the popular and picturesque village of Ebrington renowned for its traditional Cotswold stone and thatched cottages with the popular Ebrington Arms village pub, village church of St Eadburga and a village primary school. The charming market town of Chipping Campden is only 2 miles away, providing secondary schooling, a range of pubs, restaurants and day to day facilities. The larger centres of Moreton in Marsh, Shipston on Stour and Stratford are all within easy travelling distance, while the glorious surrounding Cotswolds provide for a wealth of rural leisure pursuits.

### DESCRIPTION

7 Keyts Acre is a charming and surprisingly spacious two bedroom semi-detached house, with accommodation arranged over two floors and comprising entrance hall, kitchen and living room on the ground floor, with two bedrooms and a bathroom on the first floor. The property has a small, fully enclosed rear garden with paved terrace and lawn, and a cottage style garden to the front with driveway parking for two cars to the side.

### Approach

Covered entrance with painted timber front door with ball eye glazed insert and outside light to:

### Hall

With matwell, stairs rising to first floor and glazed panelled door to:

### Kitchen

With tiled floor and built-in kitchen comprising a timber edged tiled worktop with one and a half bowl sink unit with chrome mixer tap, four ring gas hob with built-in oven/grill below. A range of below worksurface cupboards and drawers and space with plumbing for washing machine, built-in upright fridge/freezer and a range of eye-level cupboards with extractor over hob, recessed ceiling spotlighting and double glazed casement window to front elevation.

From the hall, glazed panelled door to:

### Living Room

Having double aspect with double glazed sliding door to the rear garden, double glazed casement to side elevation, fireplace fitted with a gas coal-effect fire (inoperative), door to below stairs storage cupboard and coved ceiling.

From the hall, stairs with timber handrail rise to the:

### First Floor Landing

With access to roof space and doors to:

### Bedroom 1

With double glazed casement window to front elevation, a pair of double doors to built-in wardrobes with hanging rail and shelving over and enjoying a nice aspect out over the rest of Keyts Acre to the Cotswolds beyond.

From the landing, painted timber door to:

### Bathroom

A matching suite of panelled bath with wall mounted shower with chrome fittings, chrome mixer tap, pedestal wash hand basin with chrome mixer tap and low-level WC, part-tiled walls, opaque double glazed casement to side elevation and recessed ceiling spotighting.

From the landing, painted timber door to:

### Bedroom 2

With double glazed casement window overlooking the rear garden and a pair of painted timber doors to built-in wardrobe with hanging rail and shelving over.

### OUTSIDE

Number 7 Keyts Acre is approached from the cul-de-sac via a paved drive leading to the side of the house with parking for two cars. The property has a pretty cottage style front garden with a number of

mature shrubs and plants and the path in turn leads to the front door. A separate gate and fence panel to the side in turn provide access to the rear garden, which may also be approached via the sliding double glazed door from the living room with a paved terrace immediately to the rear of the house and the remainder being laid to lawn with a number of mature plants and shrubs to the side.

#### **SERVICES**

Mains Gas, Electricity, Water and Drainage are connected. Gas-fired central heating.

#### **LOCAL AUTHORITY**

Cotswold District Council, Trinity Road, Cirencester, Gloucestershire GL7 1PX (Tel: 01285 623000) [www.cotswold.gov.uk](http://www.cotswold.gov.uk).

#### **COUNCIL TAX**

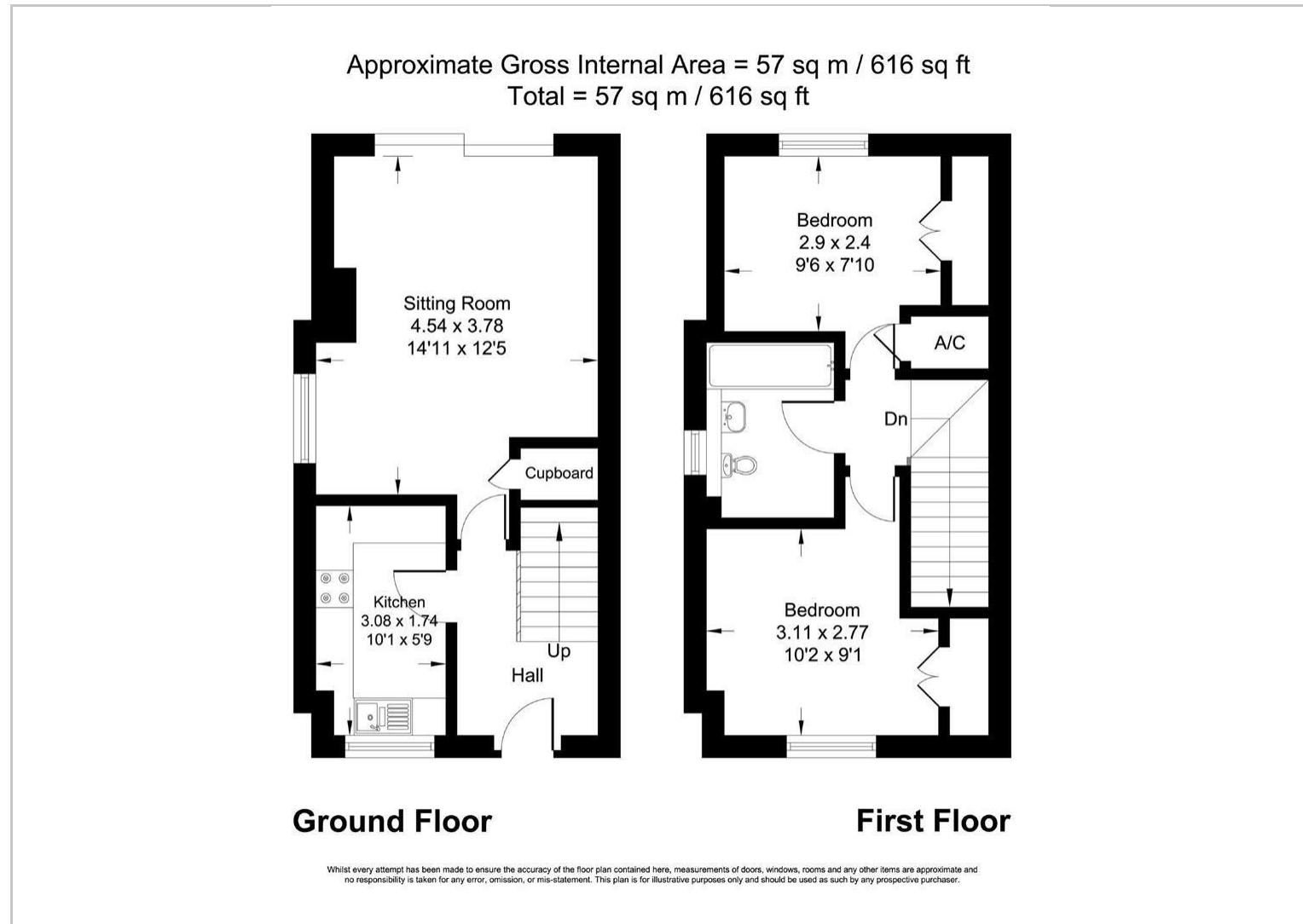
Council Tax band D. Rate Payable for 2025/ 2026: £2,204.17

#### **DIRECTIONS**

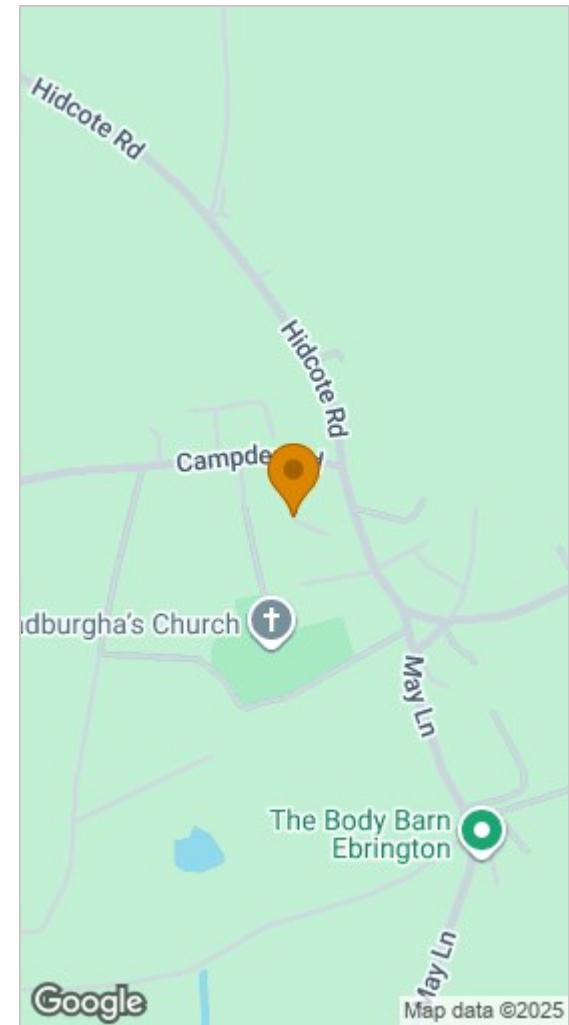
What3Words: race.pumpkin.grad



## Floor Plan



## Area Map



## Viewing

Please contact our Bourton-on-the-Water Sales Office on 01451 820913 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			59
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			

England & Wales