

A two-story house with a light-colored stone facade. The front door is a pale green color with the number '25' above it. A dark blue wooden awning covers the entrance. To the left, a stone wall runs along the side of the house. To the right, there is a large, dense green bush. The house has several windows with white frames. A small sign on the wall near the door reads 'Autumn Cottage'.

Peter Clarke

25 Poplars Close, Chipping Campden, GL55 6EN

£435,000

Immaculately presented three bedroom home with garage and parking. Located in a quiet no though close, the property has been improved and updated by the current owners with new kitchen, bathroom and stylish décor throughout. Kitchen/breakfast room, shower room, sitting room and conservatory all on the ground floor. Three bedroom and family bathroom on the first floor. Outside there is front and rear gardens, off road parking and single garage with electric door and storage above.



Chipping Campden boasts one of the most beautiful and historic high streets in the North Cotswolds with its traditional Cotswold architecture and good range of shops catering for most everyday needs. There is 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 main line station to London (Paddington) from Moreton-in-Marsh (7 miles). M40 and M5 access are approximately 30 minutes drive.

ACCOMMODATION

HALLWAY With doors off to principal rooms and a useful under stairs cupboard.

SHOWER ROOM W/c, hand basin and shower cubicle.

KITCHEN/BREAKFAST ROOM Upgraded by the current owners with a range of wall and base units, integrated dishwasher, washing machine, gas hob and oven.

SITTING ROOM With feature electric fire and sliding doors opening onto the conservatory.

CONSERVATORY Used by the current owners as a dining room, with door out to the garden.

BEDROOM With views to the rear.

BEDROOM Double bedroom with fitted wardrobes and views to the rear.

BEDROOM Double bedroom with fitted wardrobes and views to the front.

BATHROOM Fully tiled, with w/c, hand basin and bath with power shower over.

OUTSIDE The property is set back in the close with garden and path leading to the front door. The rear garden has been landscaped by the current owners with patio areas and raised flower bed. There is rear access from the garden along the passageway to the rear. The parking is an allocated space to the right of the property, and the single garage is opposite. The garage has electric door and there is storage over the garage in the eaves.



GENERAL INFORMATION

TENURE The property is understood to be freehold although we have not seen evidence. This should be checked by your solicitor before exchange of contracts.

SERVICES We have been advised by the vendor that mains gas, electricity and water are connected to the property although this should be checked by your solicitor. The property has gas central heating.

RIGHTS OF WAY The property is sold subject to and with the benefits 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 Cotswold District Council 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.

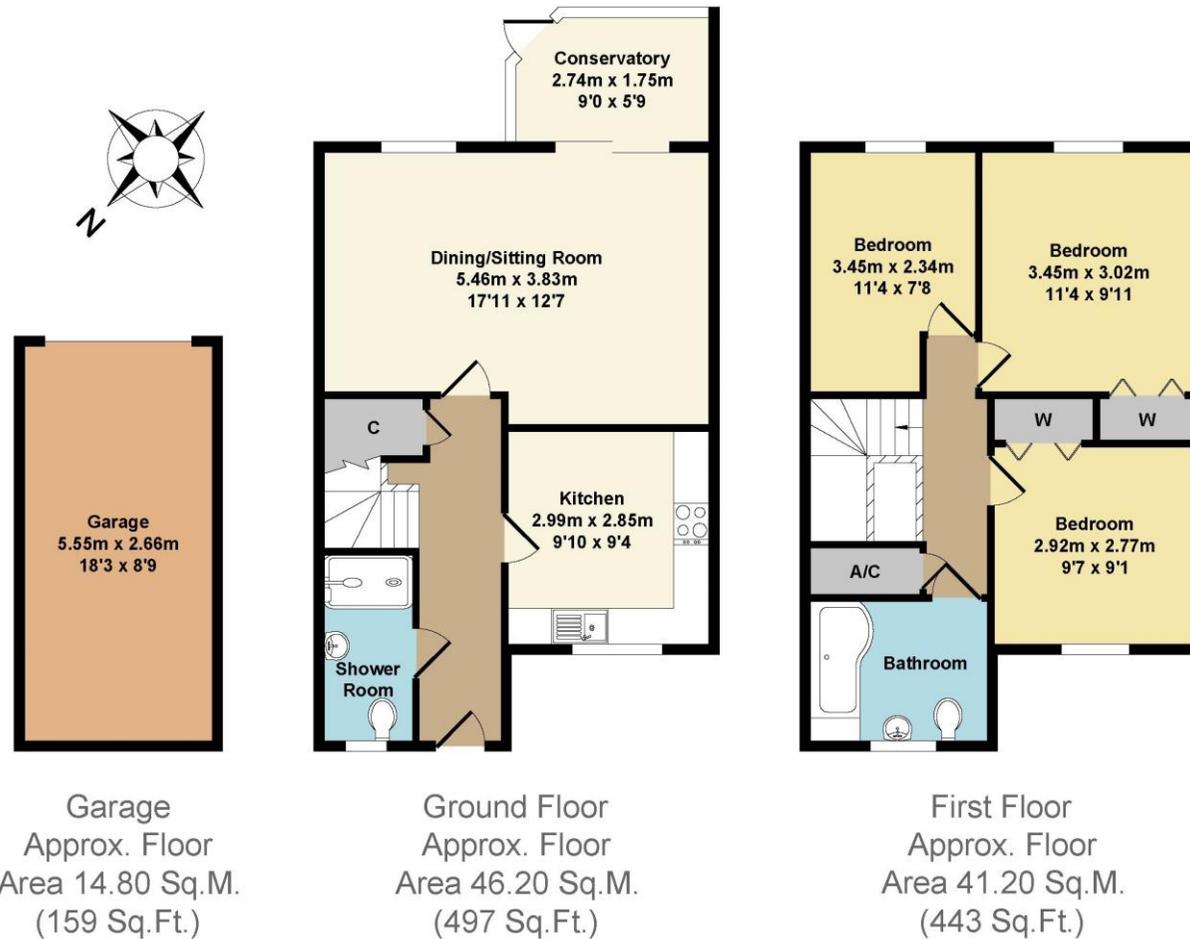
DIRECTIONS: From our office on the High Street, turn left onto Sheep Street and follow the road round to the right into Westington. Poplars Close can be found on the left hand side as you proceed along Westington. Number 25 can be found in front of you and slightly to the right as you enter the close.

VIEWING: By Prior Appointment with the Selling Agents.

REGULATED BY RICS



Poplars Close, Chipping Campden, GL55 6EN
 Total Approx. Floor Area 102.20 Sq.M. (1099 Sq.Ft.)



Garage
 Approx. Floor Area 14.80 Sq.M. (159 Sq.Ft.)

Ground Floor
 Approx. Floor Area 46.20 Sq.M. (497 Sq.Ft.)

First Floor
 Approx. Floor Area 41.20 Sq.M. (443 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 mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that (i) 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; (ii) 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. (iii) we have not carried out a detailed survey and/or tested services, appliances and specific fittings (iv) 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 (v) 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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