



Hoo Cottage
Chipping Campden
GL55

A charming 17th Century Grade II listed Cotswold stone thatched cottage.



Broadway 5 miles, Moreton-in-Marsh 6 miles (trains to London Paddington from 86 minutes), Stow-on-the-Wold 10.5 miles, Stratford-upon-Avon 11 miles, Cheltenham 19 miles.

(Distances and times are approximate).





Gloucestershire

Hoo Cottage is situated amongst a number of beautiful period homes in a perfect location, tucked behind Chipping Campden High Street. Chipping Campden is an internationally recognised thriving market town in the Cotswolds and one of England's Areas of Outstanding Natural Beauty (AONB). It is well known for its traditional Cotswold architecture, much of which dates back to medieval times.

There are plenty of excellent shops, restaurants, hotels, specialist outlets, doctor's surgery, and the ancient market square itself. The town is known as the "jewel of the Cotswolds" and is reputed by the renowned historian Trevelyan to have the finest High Street in England.

Chipping Campden boasts an outstanding range of primary and secondary schools, ranked amongst the highest achieving schools by result, along with excellent state and private schools in Moreton-in-Marsh, Stratford-upon-Avon and Cheltenham. Cheltenham, Stratford-upon-Avon and Leamington Spa provide excellent regional shopping facilities. There is easy access to the M5 and M40 and regular trains to London from Moreton-in-Marsh.

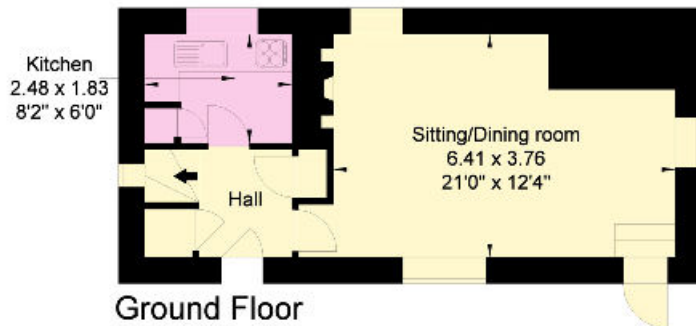
The Property

As you enter the property, the entrance hall with flagged flooring provides a useful under-stairs cupboard and a further built-in store cupboard with shelving. The kitchen has tiled flooring and downlighters, granite worktops and tiled surrounds. There are wooden floors and wall cupboards, a built-in fridge, washing machine and dishwasher as well as an electric hob and oven and extractor fan.

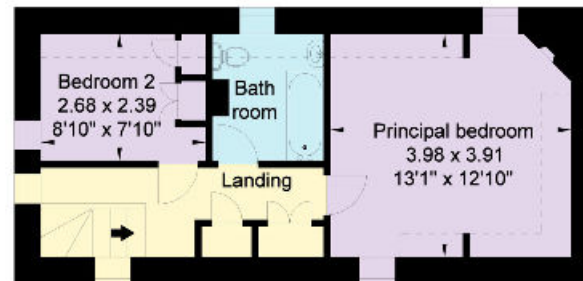
The living and dining room has a partially beamed ceiling and cosy open stone fireplace with a raised hearth and chimney beam. There is a handy built in cupboard, a stone alcove, wall and picture lighting. Three steps lead up from the far corner of the room to a rear glazed door, leading out to the garden.

The first floor landing offers additional storage with a built-in shelved cupboard and hanging cupboard. The principal bedroom has eaved ceilings, an exposed beam and a feature period fireplace with cast iron gate. The shared bathroom is partially tiled with a panelled bath with shower fitting, a pedestal wash hand basin and a heated towel rail. The second bedroom comes with built in storage cupboards.





Ground Floor



First Floor



APPROXIMATE GROSS INTERNAL FLOOR AREA:
67 sq m (728 sq ft)

Hoo Cottage Chipping Campden

Gardens and grounds

Hoo Cottage is surrounded by pretty gardens and enjoys the privacy of the surrounding hedge. The area is predominantly laid to lawn with mature shrubs and borders. There is also a delightful paved seating area which is ideal for al fresco dining and entertaining.

The cottage also benefits from a private driveway for parking.

Services

Mains water, electricity, gas and drainage. Gas central heating.

Terms

Tenure: Freehold

Local Authority: Cotswold District Council

Tel: 01285 623000

Directions (GL55 6AZ)

As you approach Chipping Campden from the A44, drive down Sheep Street and turn left at the junction onto the Lower High Street. Take the next turn on your right (passing St Catherine's church on your right hand side) along Hoo Lane. Follow this road until it divides to the right, denoted by a small grass island with a wooden signpost for the Cotswold Way. Hoo Cottage sits on your immediate left with parking space on the left of the property.

Knight Frank
Stow-on-the-Wold
Brett House
Park Street
GL54 1AG

[knightfrank.co.uk](https://www.knightfrank.co.uk)

I would be delighted to tell you more.

Helen Waddilove MRICS
+44 1451 600617
helen.waddilove@knightfrank.com



Connecting people & property, perfectly.

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property; and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc, show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated November 2020. Photographs and videos dated November 2020.

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.