

High House Chipping Campden

GL55





A pretty detached Grade II listed house in a sought-after location.



Broadway 5 miles, Moreton-in-Marsh 6 miles (trains to London Paddington from 90 minutes), Stow-on-the-Wold 10.5 miles, Stratford-upon-Avon 11 miles, M40 (J12) and M5 (J9) 18 miles, Cheltenham 19 miles, Birmingham International Airport 32 miles, (Distances and times are approximate)



Gloucestershire

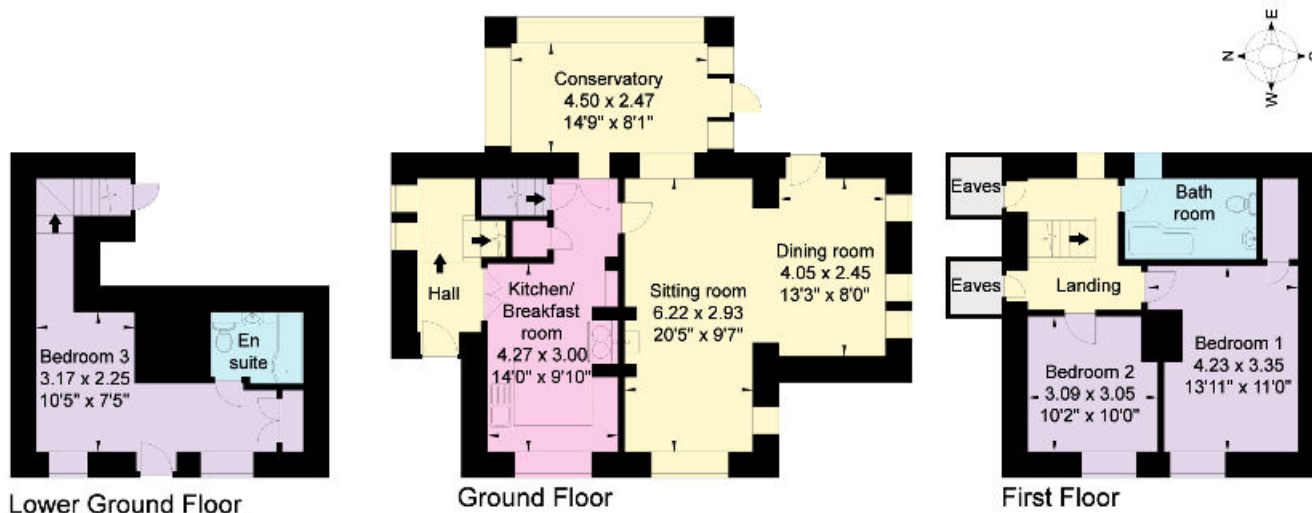
Chipping Campden is an internationally recognised thriving market town in the Cotswolds and one of England's Areas of Outstanding Natural Beauty (AONB). Well known for its lovely stone houses, cottages with traditional Cotswold architecture, much of it dating back to the medieval times.

There are plenty of excellent shops, restaurants, hotels, specialist outlets (including a wine merchant), doctor's surgery, and at the very centre of the town the ancient market square itself. Chipping Campden is also noted for its excellent primary and secondary schools which are ranked amongst the highest achieving schools by result, together with an excellent selection of state and private schools to suit most requirements in Moreton-in-Marsh, Stratford-upon-Avon and Cheltenham. For the commuter there is easy access to both the M5 and M40 and regular intercity trains to London.

The Property

High House is a fine example of an individually designed house by Robert Ashbee founder of the Arts and Crafts movement in Chipping Campden. The property is approached over a driveway leading to a generous gravelled parking area adjacent to the house with parking for a number of cars. A pathway to the far side of the house leads up to the main entrance hall where once inside the wealth of period features can be fully appreciated including exposed Cotswold stone and timbers. Arranged over three floors, the glazed double doors open to the well-fitted kitchen/breakfast room, with polished oak floor, a range of painted units with oak work surfaces, Belfast sink, integrated fridge/freezer, dishwasher, washing machine, a Rangemaster cooker with 5 ring gas hob and matching wall cupboards. The heart of the home is no doubt the L-shaped sitting/dining room also with oak flooring and a moulded Cotswold stone fireplace with an inset gas fired stove. There is a wonderful oak framed garden room with views over the garden with electric underfloor heating and a door to the rear terrace. A hidden staircase leads down to the lower ground floor bedroom with its own en suite bathroom. From the main hall the stairs lead to the first-floor landing, off which there are two double bedrooms and a family bathroom with bath and shower above.





This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of text of the Particulars.

High House Chipping Campden

APPROXIMATE GROSS INTERNAL FLOOR AREA:
127 sq m (1,367 sq ft)
© Cotswold Plans Ltd. 01386 430176
ma/13241

Gardens and Grounds

A wrought iron pedestrian gate leads directly from Sheep Street to steps to the front door. The drive offers parking for 2/3 cars. The wonderful sunny garden is neatly laid out with stone retaining walls leading to two terraces ideal for al fresco dining and entertaining. It is principally laid to lawn with mature shrubs and trees, a paved eating area and a garden store.

Services

Mains water, electricity, drainage and gas

Terms

Tenure: Freehold

Local Authority: Cotswold District Council 01285 623000

Directions (GL55 6DR)

From the A44 turn right signposted Chipping Campden onto the B4081 heading into Chipping Campden. Once on Sheep Street head towards the town centre and High House will be found on the right hand side, indicated by our 'For Sale board'. The driveway is directly before the house.

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

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 May 2021. Photographs and videos dated 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.



Connecting people & property, perfectly.