

The New Thatched Cottage, Broad Campden

Offers in Region of **£1,200,000**

SHELDON BOSLEY KNIGHT

LAND AND PROPERTY PROFESSIONALS

The New Thatched Cottage

Broad Campden, Chipping Campden

A charming detached four-bedroom thatched cottage set in a picturesque position in the heart of Broad Campden, approached via a secluded private driveway with a double garage.

This characterful property offers generous accommodation with a welcoming hallway, a spacious sitting room featuring an impressive curved inglenook fireplace, exposed beams, windows to both sides, and double doors that allow an abundance of natural light from the front aspect. The dining room also benefits from exposed beams and double doors, while the kitchen enjoys direct access to the garden via a stable door. In addition, there is a useful utility room and WC.

To the first floor, a bright landing leads to the principal bedroom, which benefits from lovely countryside views and an en-suite shower room, complemented by three further double bedrooms and a family bathroom.

Outside, the beautiful cottage gardens wrap around the property to both the front and rear, creating a delightful setting. The property further benefits from a detached double garage with side door access, storage above and is connected to power. The private driveway offers parking for 4 plus cars.









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Tucked away down a private driveway in this highly sought-after Cotswold village, the cottage is just a short stroll from the village pub. It presents an exciting opportunity for updating and modernisation, offering fantastic potential to create a stunning Cotswold home.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F

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- Picturesque Cotswold Village Location
- 4 Double Bedrooms
- 2 Bath/Shower Rooms
- Large Sitting Room with Beams & Inglenook
- Dining Room with Double Doors
- Pretty Wrap Around Gardens
- Double Garage
- Private Driveway
- Opportunity to Style and Modernise
- Mainline Rail to Oxford/London 10 Mins Drive



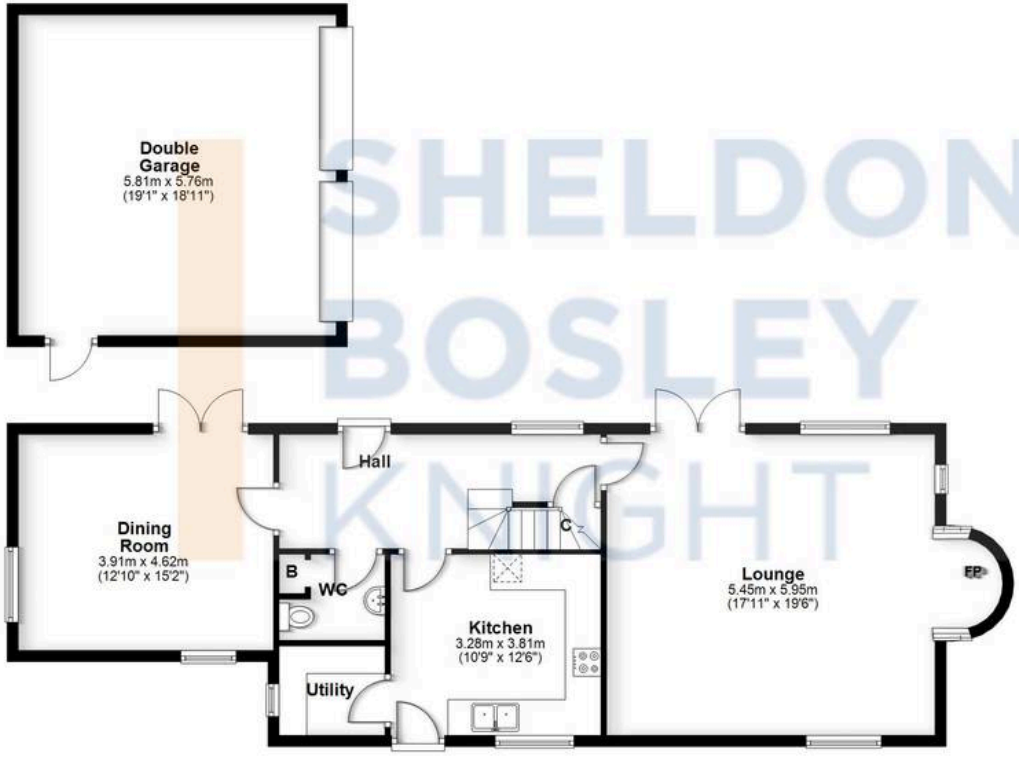





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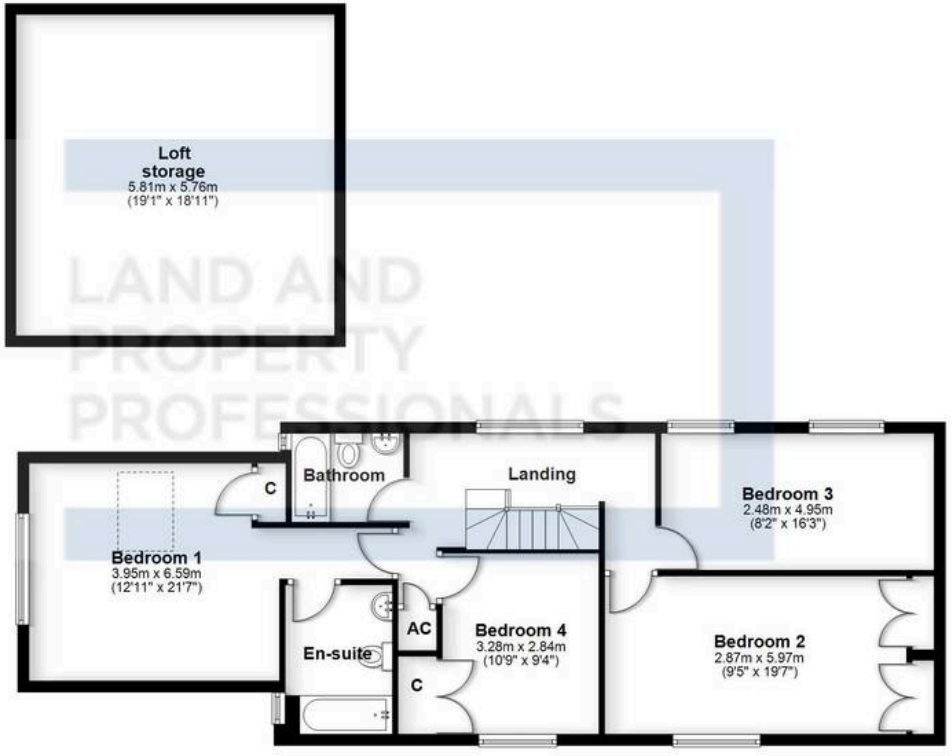
Ground Floor

Approx. 119.0 sq. metres (1281.1 sq. feet)



First Floor

Approx. 115.9 sq. metres (1247.6 sq. feet)



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Total area: approx. 234.9 sq. metres (2528.7 sq. feet)

All efforts have been made to ensure the measurements are accurate on this floor plan, however these are for guidance purposes only.
Plan produced using PlanUp.



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Disclaimer:
All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information audit must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.

Future Development & Planning:
Sheldon Bosley Knight cannot comment on future development of neighbouring land. Buyers should make their own enquiries regarding any current or proposed planning applications that may affect the property or surrounding area and may only reply upon written responses to questions on this matter.