



COTSTONE
LEYSBOURNE, CHIPPING CAMPDEN, GLOUCESTERSHIRE

JACKSON-STOPS 

COTSTONE, LEYSBOURNE, CHIPPING CAMPDEN,
GLOUCESTERSHIRE, GL55 6AD

AN OUTSTANDINGLY WELL RENOVATED PERIOD COTTAGE



DISTANCES

BROADWAY 5 MILES
STRATFORD-UPON-AVON 12 MILES
CHELTENHAM 22 MILES
MORETON-IN-MARSH 7 MILES
(MAIN LINE STATION TO LONDON
PADDINGTON)

ALL MILEAGES ARE APPROXIMATE

FEATURES

- Sitting Room
- Kitchen/Dining Room
- 2 Double Bedrooms
- 1 Bathroom
- Garden
- Planning Permission Granted for ground floor extension
- Walking distance to shops

THE PROPERTY

Dating probably from the late 18th Century, Cotstone is a traditional Cotswold cottage which has been renovated and extended to exceptional standards by the present owners. A classic example of vernacular architecture with a gabled façade and a stone mullioned window, they have successfully retained the bulk of its period features including an inglenook fireplace and various original timbers whilst incorporating contemporary kitchen and bathroom fittings entirely in keeping with this charming cottage. It has the benefit of energy saving double glazing, a beautifully landscaped garden and planning consent for extension.

A traditional painted front door opens into the delightful sitting room with York style stone flagged floor, a large inglenook housing a Clearview wood burning stove, louvered window shutters and window seats. The stone flooring runs throughout the ground floor into the spacious kitchen/dining room which is beautifully fitted with a range of contemporary painted units with quartz work surfaces, a deep porcelain sink, integrated fridge and freezer, dishwasher, cooker, induction hob and stainless-steel cooker hood. French windows lead to the sheltered garden terrace.

From the sitting room a dog leg staircase leads to the first-floor landing. At the front of the house is a generous double bedroom with painted timbers and roof truss. The rear double bedroom overlooks the garden and there is a beautifully fitted bathroom with a cast iron roll top bath, wash basin and w.c. and dado panelling.

Planning permission has been granted for a single-storey garden room and foundations have been laid.

OUTSIDE

To the rear of the property there is a sheltered garden on two levels. The lower has timber decking leading onto a stone flagged area from which stone steps lead through raised rose



beds to a lawn at the top. There is useful garden store and pedestrian access across a neighbouring property and thence via an ally to the High Street.

LOCATION

Chipping Campden is one of the most beautiful and historic of all the Cotswold market towns. It lies in a fold of the Cotswold Hills in the heart of an Area of Outstanding Natural Beauty

approximately 12 miles to the south east of Stratford-upon-Avon and 22 miles north of Cheltenham. The town is well known for its traditional Cotswold architecture, much of it dating back to medieval times. There is a good range of shops catering for most everyday needs, a library, schools, dentist and a doctor's surgery. There are Anglican, Roman Catholic and Baptist churches. Cheltenham and Stratford-upon-Avon provide an excellent range of shopping and cultural amenities. The surrounding countryside offers many excellent walks and rides and there



are ample sporting opportunities. There is a main line station to London Paddington from Moreton-in-Marsh and most West Midland centres are within commuting distance.

GENERAL INFORMATION

Tenure: The property is freehold and vacant possession will be given on completion.

Services: All mains services. Gas central heating.

Fixtures and Fittings: All items in the nature of fixtures and fittings described in these details are included with the property. All other such items are specifically excluded.

Viewing: An appointment to view is essential and should be made through the agents Chipping Campden office. Tel: 01386 840224

Local Authorities: Cotswold District Council.
Tel: 01285 623000

Council Tax: The property comes within Band E for Council Tax Purposes. Amount payable March 2017 – 2018:

Planning: On 1st June, 2016 planning permission was granted (REF: 16/01390/FUL) for the erection of a new garden room for which the foundations have already been laid.

Directions (Post Code GL55 6AD): From the agent's office go up the High Street, pass Church Street on the right and Cotstone will be found on the left after about fifty yards opposite the Ernest Wilson Gardens..

Important Notice 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.



CHIPPING CAMPDEN

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