



# The Orchard

Chipping Campden, Gloucestershire

## A superb family house set in large mature gardens

An exceptional family house set in 0.51 of an acre of private and mature gardens yet within walking distance of the High Street



**3 RECEPTION ROOMS**



**4 BEDROOMS**



**2 BATHROOMS**



**DOUBLE GARAGE AND WORKSHOP**



**0.51 OF AN ACRE**



**FREEHOLD**



**TOWN CENTRE LOCATION**



**2,094 - 3,145 SQUARE FEET**



**GUIDE PRICE £1,500,000**



### The property

The Orchard is a spacious and comfortable family house in the heart of Chipping Campden. On the ground floor a light and spacious entrance hall gives access to the principal rooms and the downstairs cloakroom, the sitting room benefits from a box bay window with a wood burner and the dining room also has an open fire. The kitchen/breakfast room is well fitted with a central island and French doors opening onto the terrace and gardens, from the kitchen there is a door to a snug sitting room which also has access onto the gardens and would also make an ideal playroom. Also leading from the kitchen/breakfast room is the separate utility room.

On the first floor there are four bedrooms with the principal bedroom having an en-suite shower room and a spacious family bathroom. From the first floor landing a loft ladder gives access to a light and airy study with a store room beyond (we have shown a photograph of this room on page 3 of the brochure).

### Outside

The house is accessed by a drive leading from Back Ends with a spacious double garage including a workshop to the rear. The front garden has lawns interspersed with box hedges and a path leading to the front door. To the rear of the house are the exceptional mature and private gardens with a large terrace, lawns, mature flowers, trees and shrubs as well as a spacious vegetable garden and a summer house.



## Location

The Orchard is situated in the heart of Chipping Campden in a lovely private location. Chipping Campden is one of the most beautiful and historic of all the Cotswold market towns and is renowned for its traditional Cotswold architecture, much of it dating back to the Middle Ages. There is a good range of shops catering for most everyday needs, as well as a number of specialist suppliers, a library, a doctor's surgery and a wide selection of pubs and other places to eat. The Dormy House Hotel is just over 2 miles away and offers a range of luxury activities including a first class spa and restaurant. The area is renowned for its excellent choice of schools including local primary schools and the highly regarded Chipping Campden School. There are also grammar schools in Stratford-upon-Avon and Alcester as well as independent schools in Warwick. Frequent and direct rail services run from Moreton-in-Marsh just eight miles away to London Paddington taking approximately 90 minutes. Both the M40 and M5 motorways are within easy reach through a network of decent roads. The surrounding countryside offers access to extensive

walking, including beautiful gardens at the National Trust Hidcote Manor. Sporting opportunities include national hunt racing at Cheltenham and Worcester, golf at Broadway as well numerous other courses in the vicinity.



## Distances

- Stratford-upon-Avon 11 miles
- Broadway 3 miles
- Moreton-in-Marsh 8 miles
- Stow-on-the-Wold 9.5 miles
- Cheltenham 22 miles

## Nearby Stations

- Moreton-in-Marsh 8 miles
- Kingham 15 miles

## Key Locations

- Chipping Campden High Street 0.25 mile
- Royal Shakespeare Company 11 miles
- Broadway Golf Club 7 miles

## Nearby Schools

- Chipping Campden School 0.60 mile
- King Edward VI Grammar School 12 miles
- Stratford Girls' Grammar School 13 miles
- Alcester Grammar School 20 miles

- Warwick School and King's High School, Warwick 25 miles





The position & size of doors, windows, appliances and other features are approximate only.  
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## Floorplans

House internal area 2,094 sq ft (195 sq m)

Garage internal area 646 sq ft (60 sq m)

Outbuilding internal area 405 sq ft (38 sq m)

Total internal area 3,145 sq ft (292 sq m)

For identification purposes only.

## Directions

GL55 6AU

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## General

Local Authority: Cotswold District Council

Services: Mains gas, electricity, drainage and water

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: G

EPC Rating: D

**Fixtures and Fittings:** Only those items known as fixtures and fittings will be included in the sale. Certain items may be available by separate negotiation.

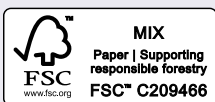
**Wayleaves and easements:** The property will be sold subject to and with the benefit of all wayleaves.

## Moreton-in-Marsh

Fosse House, High Street GL56 0LH

**01608 650502**

moreton@struttandparker.com  
struttandparker.com



@struttandparker

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