



Wold Cottage

Broad Campden, Nr Chipping Campden, Gloucestershire



BNP PARIBAS GROUP 

Cotswold charm in sought-after village

A delightful listed village house with many traditional features and a pretty garden



3 RECEPTION ROOMS



3/4 BEDROOMS



2 BATHROOMS



OUTBUILDING AND GARDEN



GARDEN



FREEHOLD



VILLAGE



2322- 2484 SQ FT



**GUIDE PRICE
£1,150,000**



The property

Listed Grade II and dating from the 17th century, Wold Cottage is a delightful, traditional thatched property full of charm and character. Extended over the years and more recently with a conservatory, the house retains many period features which include exposed beams, stone floors and fireplaces. The front door opens into the sitting room with inglenook fireplace. Off this room is a cosy snug, again with a fireplace. From the sitting room, steps lead up to large dining room with French doors that open into a conservatory, which has doors onto the garden terrace. Off the dining room is the fitted kitchen/breakfast room, and a separate cloakroom.

From the sitting room, stairs rise to a landing where there is a principal bedroom with en-suite bathroom and dressing room/bedroom 4. There are 2 further bedrooms, a family bathroom and walk in airing cupboard.

Outside

Wold Cottage has a pretty and well maintained garden which contains many mature shrubs, an area of lawn and well stocked borders which provide a variety of colour. To the rear of the house is a useful outbuilding providing excellent storage and a utility room.



Location

Wold Cottage is situated in the enchanting village of Broad Campden. This pretty Cotswold village features a fine selection of cottages and houses, many with thatched roofs as well as a Victorian Chapel, 17th Century Quaker Meeting House and the Bakers Arms pub. Chipping Campden is only a mile away and caters for most everyday needs, as well as offering an excellent selection of pubs, restaurants and antique and gift shops. Further shopping, recreational and educational facilities can be found in the centres of Cheltenham and Stratford upon Avon with Stow-on-the-Wold and Moreton-in-Marsh, all nearby. Within easy reach is the Cotswold Way, ideal for walkers. A regular main line service to London Paddington runs from Moreton-in-Marsh taking approximately 90 minutes.

Distances

- Chipping Campden 1 mile
- Moreton-in-Marsh 6 miles
- Stratford upon Avon 13 miles
- Cheltenham 23 miles

Nearby Stations

- Moreton-in Marsh 6 miles
- Kingham 14 miles

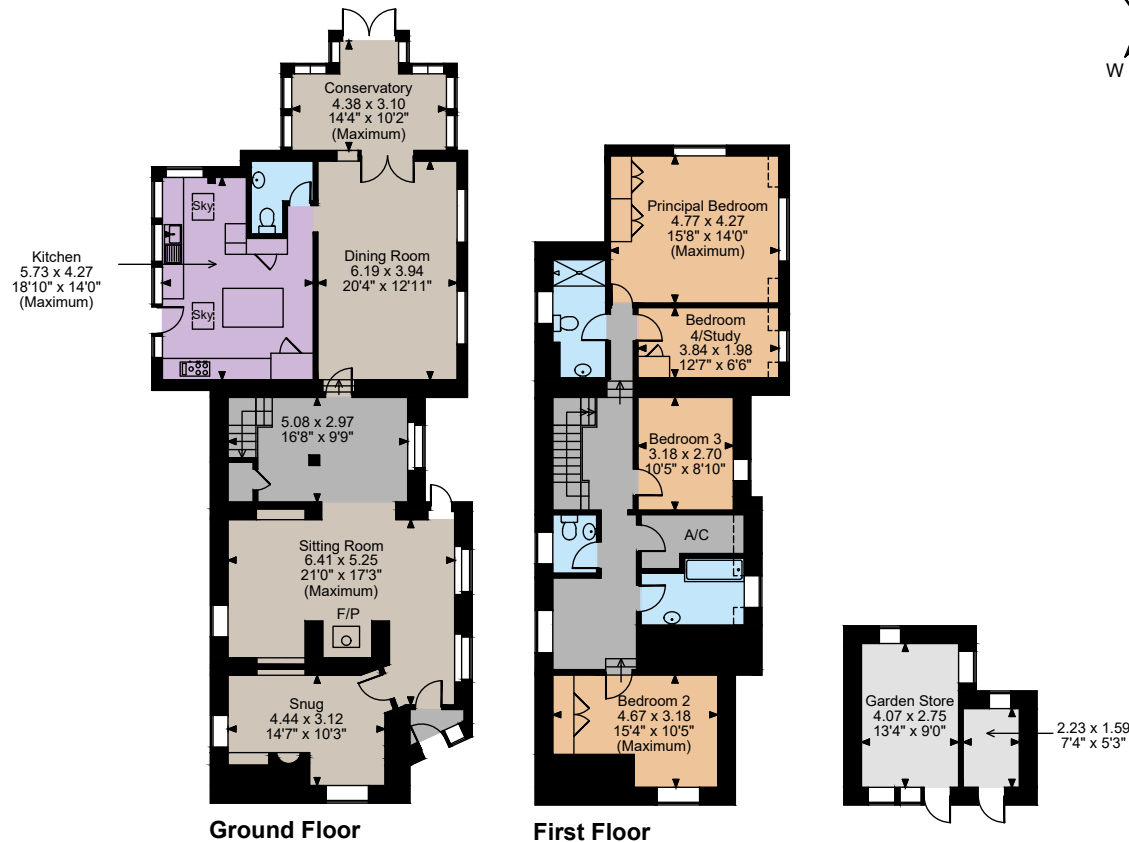
Key Locations

- Broadway Golf Club
- Daylesford Organics
- Hidcote and Kiftsgate gardens
- Royal Shakespeare Company

Nearby Schools

- Chipping Campden Secondary School
- Kitebrook House
- Stratford Grammar Schools





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

□□□□ Denotes restricted head height

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Floorplans

Main House internal area 2,322 sq ft (216 sq m)

Outbuilding internal area 162 sq ft (15 sq m)

Total internal area 2,484 sq ft (231 sq m)

For identification purposes only.

Directions

GL55 6UR

From Chipping Campden High Street turn left into Sheep Street and then left again signposted to Broad Campden. On entering the village, Wold Cottage is on the left hand side just before the The Bakers Arms public House.

what3words: ///helm.postcard.masses

General

Local Authority: Cotswold District Council

Services: Mains water, gas, drainage and electricity

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

Council Tax: Band G

EPC Rating: D

Fixtures and Fittings: Only those items known as fixtures and fittings will be included in the sale. All orders such as fitted carpets, curtains, light fittings and garden ornaments are specifically excluded.

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

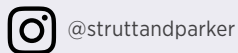
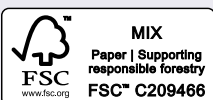
Moreton-in-Marsh

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