

HOLMANS

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Paxford,
Chipping Campden,
Gloucestershire.
GL55 6XH

750,000



- Three bedroom, Grade II Listed country retreat
- Picturesque village setting
- Stylish fitted kitchen
- En suite bedroom
- Garden



Ref: PRA12399

Viewing Instructions: Strictly By Appointment Only

General Description

Occupying a hideaway location in a particularly picturesque setting surrounded by other eighteenth century homes and forming an integral part of the redevelopment of what was originally a farm house and subsequently The Old Bakery in Paxford, this detached two storey, three bedroomed, grade two listed country residence was rebuilt in 2003 and must be viewed internally to be fully appreciated.

The origins of this individual property are from an old farm building which is why the distinctive timber cladding to the south side of the property was made part of the listing. The cottage is divided into two halves with a central adjoining corridor with the north side having spacious dining room with bedroom above and the south side having a stylish fitted kitchen with a whole range of integrated appliances and a living room at a slightly lower level with twin French doors leading onto the side garden. The second first floor incorporates two bedrooms and two bathrooms, one en suite to the rear bedroom which also enjoys particularly attractive south facing views over orchards and surrounding gardens.

The property has propane gas fired central heating, an additional ground floor shower room, attractive gardens and will be of instant appeal to those looking for a character home in the Cotswolds and a rural escape from a busy life.

The Old Bakery itself forms part of the street scene of Paxford village where there is a drive through archway over which hangs the original Hovis sign leading into a central courtyard shared by four other properties with each party owning their own share of the courtyard but each property also having rights of access for turning facilities over each others' land.

The village is located midway between Blockley and the cosmopolitan Cotswold cafe society of Chipping Campden where there are a wide range of shops and amenities, good quality restaurants and hostelryes. Rail links to London Paddington are available in Moreton in Marsh.

Accommodation

Accommodation Comprises

Hall (10' 02" x 3' 07") or (3.10m x 1.09m)

Solid wood flooring and central heating control.

Shower Room

Three piece suite in white, low flush wc, wall mounted wash hand basin and fully ceramic tiled shower cubicle, heated towel rail and radiator, built in extractor and ceramic tile floor.

Dining Room (11' 05" x 13' 07") or (3.48m x 4.14m)

Exposed beams to the ceiling, wall mounted light points, built in under stairs storage cupboard, with circuit breaker unit. T.V aerial point, double radiator, telephone point, double french doors leading onto the front courtyard and easy staircase rising to the first floor and bedroom one. Stone style ceramic tile floor and louvred blinds.

Bedroom 1 (15' 0" x 13' 03") or (4.57m x 4.04m)

Exposed apex ceiling, beams and purlins. Single radiator, southerly facing gable window, TV point, galleried oak batoned area to the stairwell. Louvred blinds.

Kitchen (14' 10" x 9' 11") or (4.52m x 3.02m)

Fitted on three sides with solid corian worktops, part tile surround, concealed pelmet lighting, inset 1 1/2 enamelled sink unit with single drainer and mixer tap, split level four ring electric hob with externally ducted cooker hood above, split level double oven and grill opposite, integrated split level dishwasher, integrated washing machine, pull out double

corner carousel unit, split level fridge with freezer below, four wall mounted cupboards, six matching base cupboards. Inset spotlights to the ceiling, solid wood flooring, double radiator, wall mounted light point and easy oak staircase rising to first floor.

Living room (17' 08" x 15' 01") or (5.38m x 4.60m)

Pointed rustic brick fireplace with engineered oak lintel (currently for ornamental purposes), two double radiators, built in under stairs storage cupboard, TV aerial points and two sets of patio doors opening onto the rear garden.

Landing

Access to loft space, gallery style oak banister and three latch and brace pine doors.

Bedroom 3 (9' 06" x 10' 0") or (2.90m x 3.05m)

Double built in wardrobe housing Worcester combination gas fired central heating boiler and instantaneous hot water heater. Single radiator.

Bathroom

Three piece Heritage suite in white with low flush wc, pedestal wash hand basin and panelled bath with chrome shower attachment, built in extractor above, ladder style heated towel rail and radiator, tiled walls, inset spot lights to the ceiling and stone style ceramic tiled floor.

Bedroom 2 (13' 0" x 8' 05") or (3.96m x 2.57m)

Built in single wardrobe, single radiator, double glazed velux swing window, gable window with particularly attractive outlook over orchards and gardens.

En- suite shower and w/c

Three piece suite in white, low flush wc, pedestal wash hand basin, shower cubicle with glazed door, chrome shower attachment, inset spot lights to the ceiling and built in extractor, tiled walls, double glazed velux swing window, ladder style heated towel rail and radiator.

Front Garden (15' 0" x 50' 0") or (4.57m x 15.24m)

Block paved area immediately adjacent to the property with well stocked shrubbery and picket fence surround.

Garden (80' 0" x 40' 0") or (24.38m x 12.19m)

Lawned area with a random Cotswold stone wall to one side, picket fencing opposite, southerly aspect taking full advantage of the sun most of the day. The pathway adjacent to the garden is for access from the Old Bakery itself to its own plot of land to the rear and the garden on the other side of the pathway belongs to Tarplets, the adjacent property to Westwood Cottage, the pathway leads down to a single parking space allocated to this property immediately adjacent to the picket fencing. There is a small garden store (end one of four) next to the parking space.

NB:

The Old Bakery was developed over a period of years with two pairs of semi detached properties on the other side of the village green where there is a subterranean propane gas tank which serves those four properties and the five properties

within The Old bakery. The gas is replenished by the service providers and the system operates in a similar way to mains gas service.

Services

EPC Rating:57

Tenure

We are informed that the tenure is Freehold

Council Tax

Band Not Specified

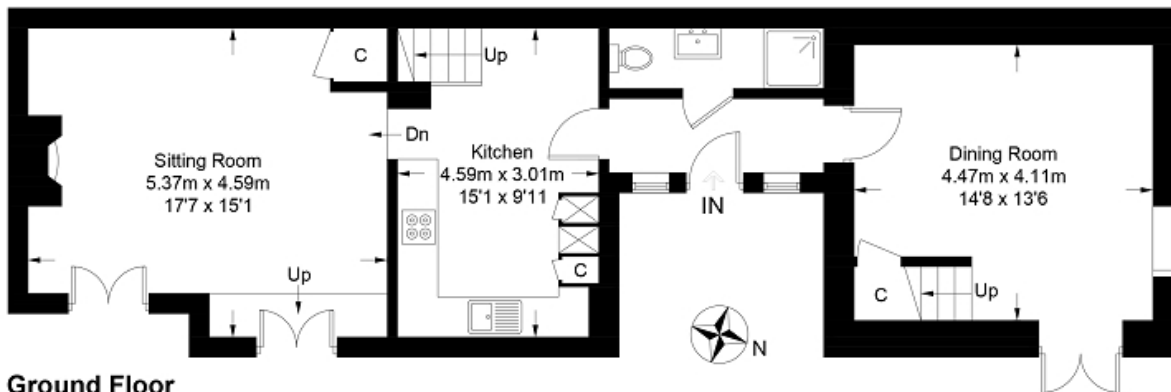
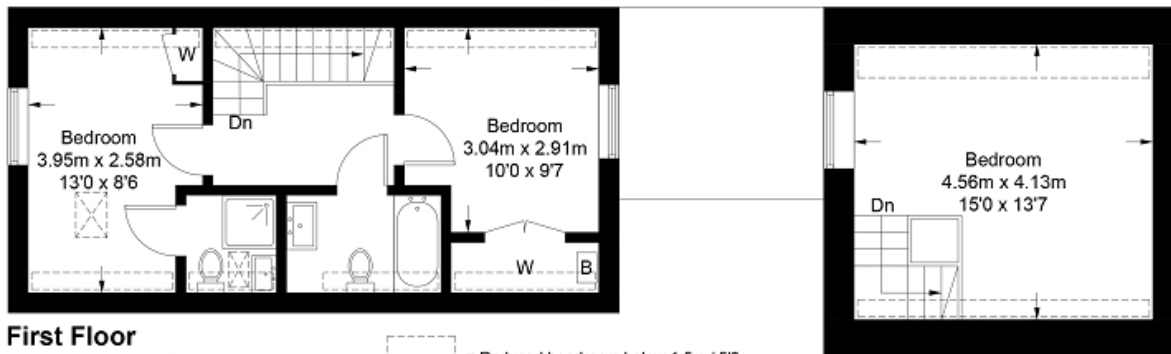
Directions

Turn left and at the second mini roundabout turn right along the A44 continuing through the village of Bourton on the Hill after which turn right sign posted Paxford 3 miles. Continue through the village of Blockley, across the railway level crossing and subsequently into the village of Paxford. Turn right immediately in front of the Churchill Arms and park on the roadside. Continue through the arch on the right hand side of this road and into the central courtyard of The Old Bakery. This property is then the last house on the right hand side.





Westwood Cottage, Paxford, GL55 6XH



Approximate Gross Internal Area = 116.3 sq m / 1251 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID928082)

All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.

