



Mellow Stones Broad Campden, Chipping Campden, GL55 6UR

Asking price £675,000





Mellow Stones Broad Campden

Chipping Campden, GL55 6UR

- Handsome stone detached home
- Three beds, two bath
- Detached
- An ideal lock up and leave or investment property
- Parking
- In the heart of Broad Campden

An attractive detached stone family home in the heart of this highly sought-after Cotswold village, offered to the market with no onward chain.

Mellow Stones is an individually built detached stone home, ideally situated in the highly desirable village of Broad Campden. Combining traditional Cotswold character with practical, well-proportioned accommodation, this appealing property presents an excellent opportunity for those seeking a home in a quintessential English village setting.

The ground floor accommodation is approached via an entrance hall, leading through to a welcoming lounge/diner, providing a versatile space for both relaxing and entertaining. The kitchen/breakfast room offers a practical and sociable area for everyday family life, while a conveniently positioned cloakroom completes the ground floor accommodation.

On the first floor, the property offers three bedrooms, including a principal bedroom with the benefit of an en-suite shower room. The remaining bedrooms are served by a separate family bathroom, providing comfortable accommodation for families, visiting guests or those looking to create a home office.

Externally, Mellow Stones benefits from parking for multiple vehicles, a valuable feature in this sought-after village location. To the rear, a low-maintenance garden provides an attractive outdoor space in which to relax and enjoy the warmer months, without the demands of an extensive garden.

Situated in the heart of Broad Campden, the property enjoys the appeal of a traditional Cotswold village, renowned for its charming stone architecture and picturesque surroundings. The nearby market town of Chipping Campden offers a wider range of amenities, independent shops and eateries, together with access to the beautiful countryside for which the area is so highly regarded.

Offered to the market with no onward chain, Mellow Stones represents an appealing opportunity to acquire a detached village home in a desirable Cotswold setting.



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Additional Information

Tenure: We understand that the property for sale is Freehold

Local Authority: Cotswold

Council Tax Band: We understand that the Council Tax Band for the property is Band E

EPC Rating C

Probate still awaiting

Anti Money Laundering & Financial Regulations

In accordance with current Anti-Money Laundering and KYC Regulations, all successful purchasers will be required to complete an identity and source of funds verification process.

A non-refundable AML verification fee of £60 (including VAT) per purchaser is payable upon acceptance of an offer and prior to the issue of the Memorandum of Sale. This fee covers electronic identity verification, sanctions screening, Politically Exposed Person (PEP) checks, and administrative processing.

Please note that the AML fee is payable by each individual purchaser and is non-refundable as outlined in our terms and conditions. Copies of this are available by contacting the office.

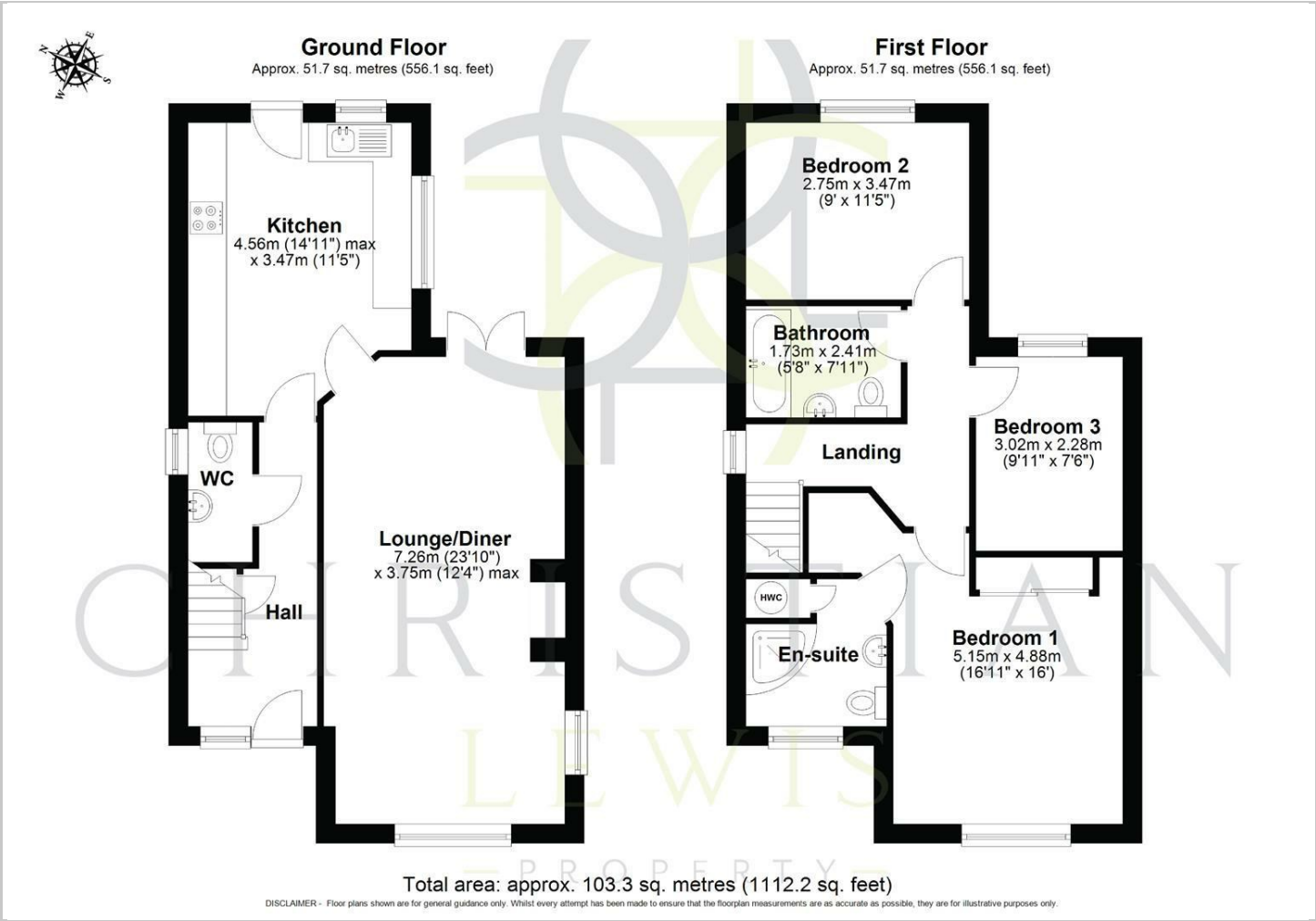
Disclaimer

Whilst we make enquiries with the Seller to ensure the information provided is accurate, Christian Lewis makes no representations or warranties of any kind with respect to the statements contained in the particulars which should not be relied upon as representations of fact. All representations contained in the particulars are based on details supplied by the Seller. Your Conveyancer is legally responsible for ensuring any purchase agreement fully protects your position. Please inform us if you become aware of any information being inaccurate.





Floor Plans



Viewing

Please contact our Evesham Office on 01386 442929 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Location Map



Energy Performance Graph

