

Paddock End

Little Charingworth, Gloucestershire



Jackson-Stops
& Staff





dramatic wooden staircase with glass banisters, leads from the kitchen to two further double bedrooms, a well fitted bathroom with a shower over the bath and a fifth single bedroom which connects through to bedroom 1.

Features

- Drawing Room
- Sitting/TV Room
- Huge Kitchen/Living/Dining Room
- Hall
- Cloakroom
- Laundry Room
- Master Bedroom
- 3 Double Bedrooms
- Single Bedroom
- Family Bathroom
- Shower Room
- Garden
- Paddock
- Parking

Outside

The property stands in about one and a half acres with a driveway flanked by a lawn and various ornamental trees leading to a parking area. The principal south facing garden has a stone flagged terrace with various loggias and a sheltered eating area, giving onto well stocked flowers borders, lawns, an orchard and wild flower meadow. A gate leads into the paddock, a small part of which is fenced off as a vegetable area.

Light and airy period house, in a lovely rural spot.

The Property

Originally a barn, long ago converted to a house, Paddock End has been the subject of an extensive renovation scheme in recent years. The main feature of the house is the huge open plan kitchen/living/ dining room which is beautifully fitted with a range of modern base units with extensive Corian work surfaces, a large central island, a stainless steel range cooker, integrated fridge, deep freeze and dishwasher and extensive storage cupboards and drawers. Limestone floor tiling with underfloor heating extends throughout and there is a cast iron wood burning stove to the dining/living area. A large south facing picture windows lead out onto the garden terrace and a doorway opens into the drawing room which has an open fireplace and again French windows to the garden terrace. Beyond is an attractive sitting/ tv room with a useful under stairs storage cupboard. At the other end of the house the hall, again with limestone floor tiling and underfloor heating, opens to a downstairs cloakroom, a laundry room and a walk-in larder.

The first floor is approached by two staircases, one from the sitting room which leads to the master bedroom, a second double bedroom and a well fitted shower room. The second rather





The Location

One of a small group of houses set in a stunning rural spot, Paddock End is situated just outside the peaceful hamlet of Charingworth about 3½ miles to the east of the renowned Cotswold market town of Chipping Campden and 4 miles to the west of Shipston on Stour. Both towns have a variety of shops for most everyday needs whilst Cheltenham, Oxford and Stratford upon Avon are within 30 miles and offer more extensive shopping, leisure and educational facilities. Secondary State Education is nearby in Chipping Campden, whilst in Cheltenham and Stratford upon Avon there is a wide range of independent and grammar schools. Communications links are excellent with a regular train service to Oxford and London Paddington from Moreton in Marsh taking approximately 35 and 90 minutes respectively.

- Chipping Campden 3½ miles
- Shipston-on-Stour 4 miles
- Moreton-in-Marsh 7 miles (main line station to London Paddington)
- Birmingham 40 miles
- London 90 miles

(All mileages are approximate)

General Information

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

Rights of Way: The property has the benefit of a right of way over the long drive leading to the house. A little used public footpath runs up the same drive, along the northern boundary, skirts outside the eastern side of the garden and runs down the eastern side of the paddock.

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.



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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 (2015-2016 £1,761.63)

Services: Oiled fired heating and hot water.
Mains electricity and water. Private sewage system.

Directions (Post Code: GL55 6XY)

At the top of the High Street in Chipping Campden turn right into Cider Mill Lane, then left onto Station Road (B4035) heading towards Shipston on Stour. Continue on B4035 past Charingworth Manor Hotel, on the left, and past the right hand turning to Stretton-on-Fosse, then take 2nd driveway on right, just before sharp right hand bend and marked Little Charingworth Stud. Go up drive and keep right, ignoring left fork, follow drive round to the right which will lead to Paddock End.

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