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cotswold
estate agents

Beech House

4 Keys Acre, Ebrington
Gloucestershire, GL55 6PD

Price £635,000 Freehold

Ebrington

Is situated at the northern tip of the Cotswold Hills in delightful countryside. The village offers a local pub The Ebrington Arms, a Church of England Primary School, Church, and Village Hall. Within the village there is a cross section of typical local architecture from the period thatched cottage to modern houses in local stone.

Beech House

Was built in 1993 by Berkeley Homes, a well regarded developer who subsequently joined Crosby Homes. This small development comprises just eight properties, all different and all making the most of the setting just outside the centre of the village. Beech House backs onto an access to the Churchyard and the Manor beyond. The delightful gardens take advantage of those old stone walls.

THE ACCOMMODATION

Recessed Porch

With quarry tiled floor and a stained timber front door opening to the:

Reception Hall

Having a dado rail, coving to the ceiling and a pine staircase to the first floor with a useful store cupboard below.



Cloakroom

Fitted with a white WC and a pedestal washbasin with white ceramic tiling behind. There is coving to the ceiling, downlighters, a wall mounted mirror and a frosted window with roller blind to the front.

Sitting Room

18'11" x 12'6" (5.77m x 3.81m)

A bright well proportioned room with a central Cotswold stone fireplace with matching hearth and mantel and fitted with a coal effect living flame gas fire. There is coving to the ceiling, wall lights, TV aerial and phone points and double glazed timber framed patio doors opening to the rear garden.

Dining Room

15'0 x 11'0 overall (4.57m x 3.35m overall)

Opening off the reception hall through glazed panelled double doors, there is a dado rail continuous with the hall, a window overlooking the garden, coving to the ceiling and wall lights.

Study

9'10" x 9'0 (3.00m x 2.74m)

Having a window to the rear, a phone point, coving to the ceiling and extensive book shelving.

Breakfast Kitchen

15'7" x 9'0 (4.75m x 2.74m)

Fitted with an extensive range of oak fronted drawer and cupboard units with complimentary white handles and white ceramic tiled worksurfaces with matching oak trims, the tiling continues as splashback and around the breakfast area. There is an inset white sink with cutlery bowl and waste disposal unit, an AEG white enamel gas hob with extractor canopy over and further integrated AEG appliances of dishwasher, fridge and freezer. To one end there are matching tall units incorporating an AEG electric double oven and a AEG microwave with cupboards above and below. There are further matching wall cupboards with concealed lighting under together with display shelving, open book shelving and a pelmet above the window to the rear garden. There are white ceramic tiles to the floor, coving to the ceiling, inset downlighters, TV aerial and phone points.

Utility Room

5'7" x 8'7" (1.70m x 2.62m)

Also having white ceramic tiling to the floor and smaller white tiling as splashback and worksurface with an inset stainless steel sink with store cupboard below. There is coving to the ceiling, a strip light, glazed door to the side and space with plumbing for two appliances.

Landing

Approached over the staircase with varnished handrails and matching turned pine spindles that continue as a balustrade around the landing. There is a dado rail, a window to the front, access to the insulated loft with a light and a built-in



linen cupboard that houses slatted shelving and the hot water cylinder with electric immersion heater.

Master Bedroom Suite

The Bedroom 18'2" x 11'10" (5.54m x 3.61m)

A particularly spacious room with TV aerial and phone points and twin square dormer windows to the front that look up the close to the village beyond.

Dressing Area

Providing both access to the bedroom and to the three built-in double wardrobes.

En-Suite Bathroom

Fitted with a white suite of pedestal wash basin, panelled bath with mixer tap shower attachment, WC, bidet and a shower tray with glazed enclosure and Aqualisa shower unit. There is white ceramic tiling to full height, a roller blind to the side window, wall mirror with electric shaver point over, downlighters and an extractor fan.

Bedroom Two 10'1" x 11'0" plus recess (3.07m x 3.35m plus recess)

With a window overlooking the rear garden, a TV aerial point and a built-in double wardrobe.

Bedroom Three 12'5" x 8'4" (3.78m x 2.54m)

Also with a window to the rear and a built-in double wardrobe.

Bedroom Four 9'2" x 10'10" plus recess (2.79m x 3.30m plus recess)

Having a built in double wardrobe and a window to the rear.

Bedroom Five 9'4" x 7'7" (2.84m x 2.31m)

There is a window to the front, a phone point and a built in wardrobe.

Family Bathroom

Fitted with a white suite comprising a panelled bath with a mixer tap shower attachment, pedestal wash basin and a shower tray with a glazed enclosure and an Aqualisa shower unit. There is predominantly white ceramic tiling to full height throughout, wall mounted mirrors and an electric shaver point, downlighters and an extractor fan.

OUTSIDE

To the Front

The property is set back from the road with an area of paviour sets providing off-road parking and access to the garage. Alongside the drive there is a small area of lawn with rose and shrub borders. A riven paved pathway to one side leads through gated access to the rear garden.

Garage 17'9" x 17'10" (5.41m x 5.44m)

Having twin timber up and over doors to the front, a recently re-fitted condensing gas fired boiler, electric power points, double glazed window to the rear and a glazed panelled pedestrian door to the rear.

The Rear Garden

Which is a particular feature of the property as it is retained on one side and the rear by aged stone walls and comprises a lawn surrounded by established and well stocked shrub and tree borders. To the immediate rear of the sitting room there is a paved terrace that continues across the rear of the house where there is a cold water tap and an arched arbour with gated access to the paved side garden with raised shrub borders alongside an aged stone wall. This area continues as a further paved path to the side access alongside which there is a bin storage area.

GENERAL INFORMATION

Energy Performance Certificate: Band D.

Services

Mains gas, electricity, water and drainage are connected to the property. The central heating system and hot water are provided by the gas fired boiler.

Council Tax

Listed in band G resulting in a charge of £2666.28 For 2017/18, payable to Cotswold District Council. Tel: 01285 623000.

Fixtures and Fittings

All those fixtures and fittings, as described in these particulars, together with the fitted carpets, curtains and blinds are included in the purchase price, the remainder being expressly excluded.

Directions

From our offices on Chipping Campden High Street proceed in a northerly direction along High Street and at the far end turn right into Cider Mill Lane. Follow the road around and turn off left opposite the church into Station Road. Continue along this road for approximately half a mile then turn left as signposted to Ebrington. Follow this road for a further mile and a half into the village where Keytes Acre will be found as the first turning on the right hand side. Beech House will be found in the right hand corner.

Viewing

To be arranged strictly through Andrew Greenwood.

Reference: C1160/0517.



These sketch plans are not drawn to scale and are provided for information purposes only. They should not therefore be relied upon for any works to be carried out.
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