



HAYMAN-JOYCE

TARPLETT'S
PAXFORD
CHIPPING CAMPDEN
GLOUCESTERSHIRE
GL55 6XH

CHARACTERFUL GRADE II
LISTED COTTAGE, WITH THREE
BEDROOMS, IN THE HEART OF
A MUCH SOUGHT-AFTER
COTSWOLD VILLAGE.

SITUATION

Situated in the Cotswold National Landscape (formerly Cotswold Area of Outstanding Natural Beauty) Chipping Campden is approx. 2 miles to the west and Moreton-in-Marsh (4 miles) catering for day-to-day requirements The Churchill Arms pub is currently closed for refurbishment The Members' Club, Soho Farmhouse, is about 19.5 miles away Good train services from Moreton-in-Marsh reaching Paddington from 92 minutes Other centres within easy reach include Stratford-upon-Avon (14 miles), Cirencester (27), Cheltenham (30) and Oxford (32)

Guide Price £725,000

HAYMAN-JOYCE

High Street, Moreton-in-Marsh
Gloucestershire
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01608 651188
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THE PROPERTY

- Beautifully situated in a secluded location, within an idyllic courtyard setting surrounded by similar 18th Century cottages, forming part of this delightful redevelopment, which was completed approx. 16 years ago, to what was originally a farmhouse and subsequently The Old Bakery, formerly owned by the Tarplett family, the cottage was originally the bakery itself
- The cottage offers a fine blend of period character, with all the contemporary fixtures of modern day living, with flagstone floor and solid oak floors, larch and brace doors, beamed apex ceilings and original stone mullion windows, complemented by the stunning modern fitted kitchen and en-suite facilities to all three double bedrooms
- To the ground floor the oak panelled front door leads through to the good-size hall with flagstone floor
- Leading off the hall is the spacious sitting room with solid oak floor, exposed stone walls and wall-mounted lighting
- Adjacent to the sitting room, is the impressive contemporary fitted kitchen, offering a good selection of wall and base units, with quartz work surfaces with tile surround, inset double sink unit with central mixer tap and concealed pelmet lighting. There are a number of built-in appliances such as a Rangemaster with five ring hob with hotplate, double electric oven below and integrated dishwasher with space for washing machine, separate fridge-freezer and American-style fridge freezer, complemented by solid oak floors and southerly-facing "Crittall" style window with stone mullion surround
- Charming study/home office/snug off the kitchen, with access to a small terrace
- The principal bedroom is of a particularly good size with A-frame exposed beams, twin Velux roof lights, and double wardrobe with shelving, with an en-suite bathroom
- The second bedroom also has the advantage of a part-vaulted ceiling, with an en-suite shower room
- The third double bedroom is in the North Wing accessed via stairs from the study, with stairs up to the en-suite bathroom above it
- If this is a lettings investment, we would recommend a lettings guide price in the region of £2,000 to £2,250 pcm
- EPC Band E

OUTSIDE

- Outside, the property has off-street parking, a brick-built workshop with power and light, a terrace garden to the side of the property and landscaped detached garden
- The terrace garden is predominantly laid to flagged stone, with an additional gravelled area with box hedging and mature trees
- Fronting the paved front garden, is off-street parking for one vehicle
- Each cottage owns a section of the courtyard and each property has vehicular and pedestrian rights over it

- To the side of the courtyard, are five separate garden stores, with the third one from the right hand side belonging to this property, with power and light
- The detached garden is only a short distance from the cottage, just beyond the garden stores, in the left-hand corner, called the "Tarplett's Secret Garden" which has been professionally landscaped, with a paved area to one side, and the remainder being laid to lawn with Beech and hedgerow surround, raised semi-circular patio to the far-left side with a pergola style trellis work and bench, with the whole enjoying a great deal of seclusion

DIRECTIONS

- From the High Street of Moreton-in-Marsh take the A44 towards Broadway and Evesham
- Just after the village of Bourton-on-the-Hill turn right signposted Blockley (B4479)
- Continue through the village of Blockley and on reaching Paxford continue through the village
- Just before The Churchill Arms turn right
- After a short distance on the right you will see an arch, go through this and Tarplett's will be found on the right
- what3words: reviews.rejoined.sweeper

SERVICES

- Mains water, electricity and drainage are connected
- Shared subterranean gas tank providing LPG is located across the village
- Average broadband speeds advertised within this postcode are up to 25.8 Mbps if provider is BT

OUTGOINGS

- Council tax – band E
- Tax payable for 2025/26 - £2,778.46

TENURE & POSSESSION

- Freehold with vacant possession on completion

VIEWING

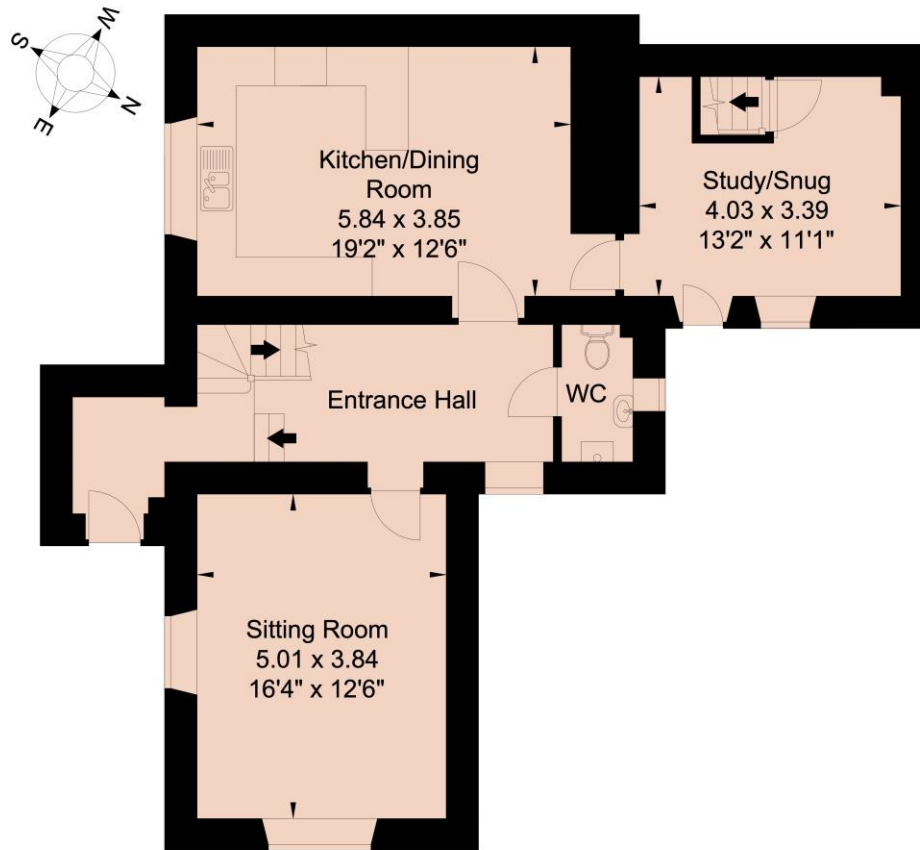
- Strictly by prior appointment with the sole selling agents:

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01608 651188

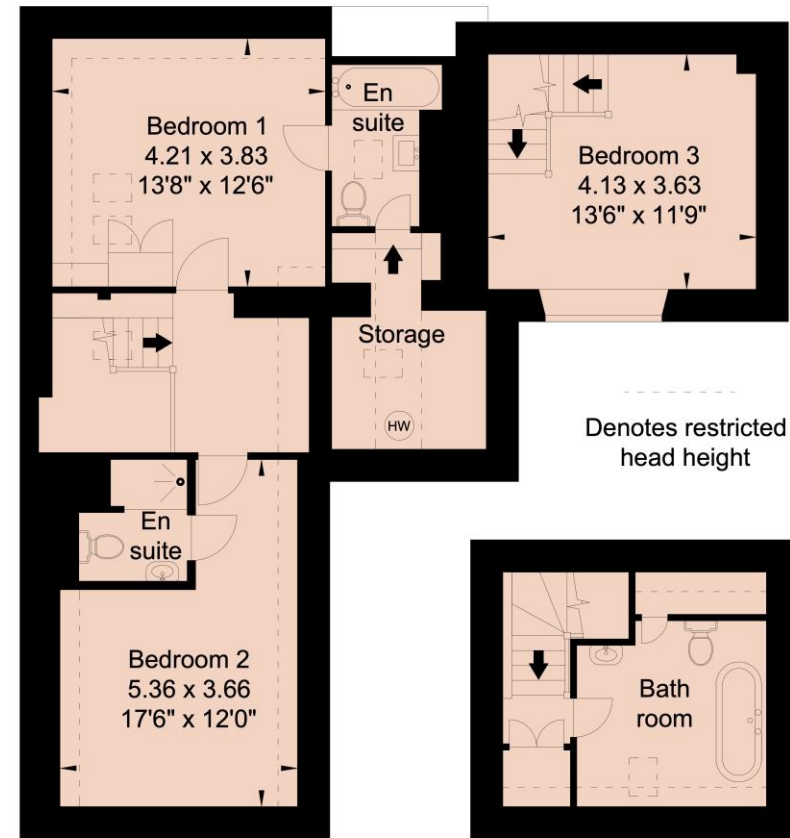
IMPORTANT NOTICE

1. Although we have used our best endeavours to ensure that everything in these particulars is correct no description or information should be relied on as a statement or representation of fact. All measurements, areas or distances are given as a guide only and should not be relied on as fact.
2. We have no authority to make any representations and all information is given entirely without responsibility on our and the vendors behalf.
3. Photographs are taken in good faith, but only show certain parts of the property. Unless otherwise stated photographs were taken at the time of, or since, the property's initial marketing.
4. Where reference is made to planning permissions or existing or potential uses, such information is given in good faith, but we cannot confirm that necessary consents exist or are valid. There may be legal restrictions on the property of which we are unaware.
5. We are unable to comment on the state of repair of the property, nor can we confirm that any services, equipment, facilities or appliances are in satisfactory working order.
6. Council tax bandings given are the current assessments. If improvements have been carried out to the property since April 1993, this banding may be reviewed.





Ground Floor

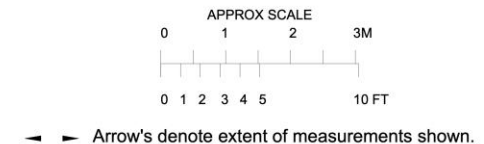


First Floor

Second Floor

Approximate Gross Internal Floor Area
171 sq m (1,841 sq ft)
inc.restricted head height
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ma/15327
This plan is for guidance only and must
not be relied upon as a statement of fact.

Tarpletts
Paxford



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