

Peter Clarke



Broadway House, 1 Hidcote View, Mickleton, Chipping Campden, GL55 6EW

- Four bedroom family home
- Two reception rooms
- Kitchen/dining room with integrated appliances
- Sitting room with log-burner
- Two ensuite, family bathroom and cloakroom
- Off-road parking for three cars
- Single garage
- Landscaped garden
- Outdoor entertaining area
- Chipping Campden school catchment



Modern 4 bedroom detached family home, immaculately presented and updated by the current owners including landscaped gardens, garage and parking. Spacious hallway with storage cupboards, dual aspect sitting room with log-burning stove, study, cloakroom and kitchen/dining room. Four double bedrooms, 2 ensuite and a family bathroom. Landscaped garden with outdoor entertaining area, front and rear parking spaces and a single garage. Mickleton is an attractive village and offers a good range of local amenities including General Stores, Butchers, Primary School, two Inns, Hotel and historic Church.

#### ACCOMMODATION

Light and spacious hallway with useful cupboards and stairs rising to the first floor with large feature window. Dual aspect sitting room with bifold doors leading out onto the rear garden and a characterful log-burning stove. Study with bespoke built-in display unit. Kitchen/dining room with space for both breakfast bar and dining table to comfortably seat four. The kitchen area has a range of wall and base units with integrated appliances including twin ovens, gas hob, dishwasher and space for an American fridge/freezer.

On the first floor there is a spacious landing with airing cupboard. Bedroom with views to the rear. Double bedroom with views to the front. Family bathroom with separate shower cubicle. Double bedroom with ensuite. Dual aspect master bedroom with ensuite shower room and views over farmland.

To the front of the house there is parking for two cars as well as pretty garden with lawn and ornamental planting. The walled rear garden has been landscaped by the current owners and has a fantastic entertaining space with pergola, power, lighting and TV point! There is a gate leading to the rear parking space and single garage with power and light.

#### TENURE

The property is understood to be freehold although we have not seen evidence. This should be checked by your solicitor before exchange of contracts.

#### SERVICES

We have been advised by the vendor that mains gas, electricity and water are connected to the property although this should be checked by your solicitor.

#### RIGHTS OF WAY

The property is sold subject to and with the benefits of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

#### COUNCIL TAX

Council Tax is levied by Cotswold District Council and is understood to lie in Band G.

#### CURRENT ENERGY PERFORMANCE CERTIFICATE

B. A full copy of the EPC is available at the office if required.

#### VIEWING

By Prior Appointment with the Selling Agents

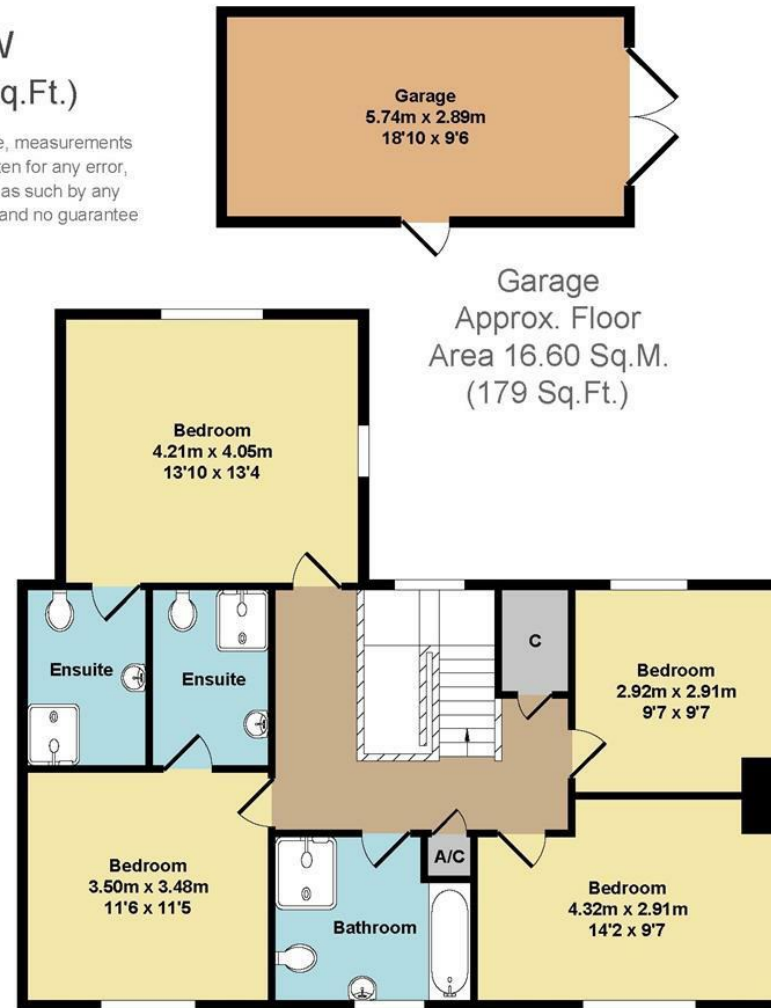
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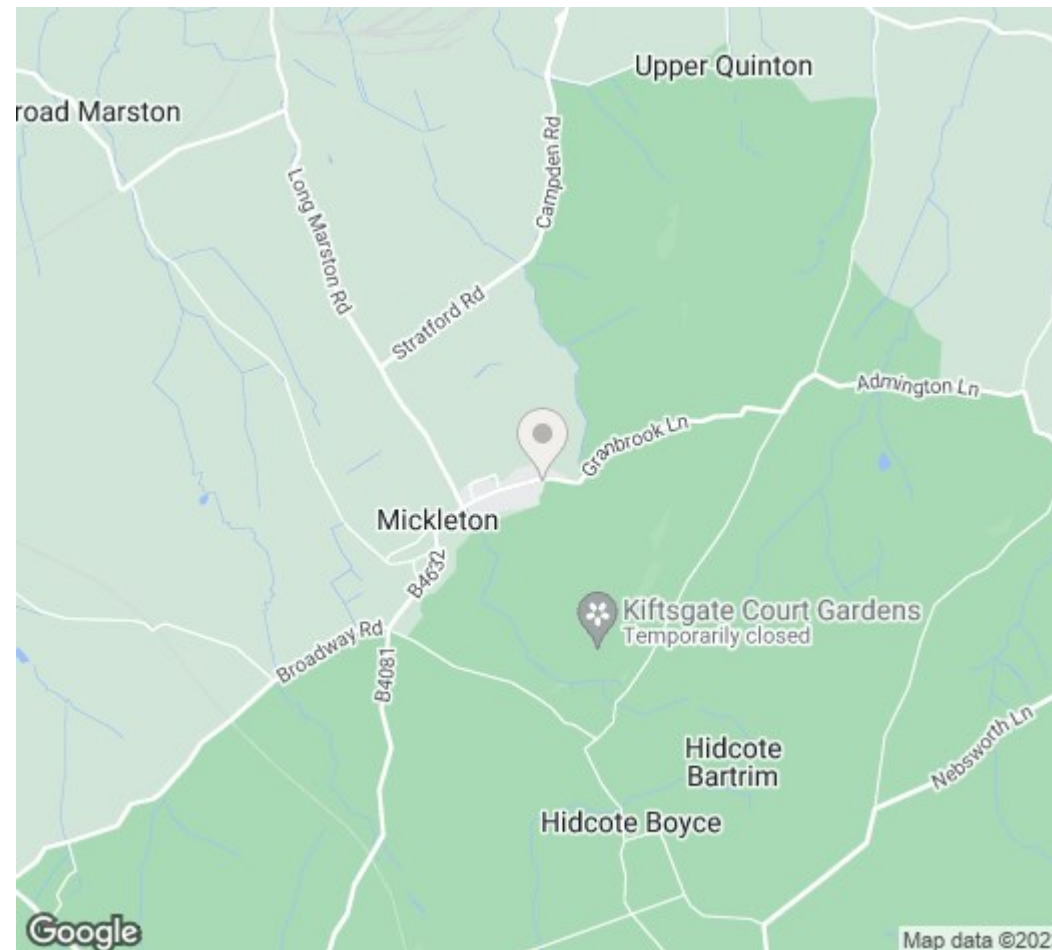


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## Total Approx. Floor Area 178.0 Sq.M. (1917 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.





DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.

Six multi-award winning offices  
serving South Warwickshire & North Cotswolds

Grafton House High Street, Chipping Campden, Gloucestershire, GL55 6AT  
01386 770044 | [campden@peterclarke.co.uk](mailto:campden@peterclarke.co.uk) | [www.peterclarke.co.uk](http://www.peterclarke.co.uk)



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