

Peter Clarke



23 Glass House Road, Mickleton, Chipping Campden, GL55 6PF

- Four bedroom detached home
- Two reception rooms
- Kitchen/breakfast room
- Family bathroom and ensuite
- Front and rear gardens
- Detached single garage
- Driveway parking
- Open aspect and views



Guide Price £575,000

Immaculate four bedroom detached home with open views. Sitting room, dining room, kitchen, cloakroom all on the ground floor. four bedrooms, family bathroom and ensuite on the first floor. The rear garden is fully enclosed, and there is a detached single garage and driveway parking.

ACCOMMODATION

The front door opens to the hall with doors off to principal rooms and a useful storage cupboard. The sitting room is dual aspect with open views to the front and French doors onto the garden. The dining room has a feature bay window bringing in lots of light. The kitchen has a range of wall and base units and integrated appliances, it also has French doors to the garden.

On the first floor the master bedroom has an ensuite shower room. The second bedroom is dual aspect and there are two further bedrooms. The family bathroom is modern with a shower over the bath.

Outside there is a pretty front garden, and a lovely open aspect. The rear garden is fully enclosed and part walled. it has been beautifully landscaped and has a lovely terrace with pergola over.

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. The current estate charge is understood to be approx. £280 per year.

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 the Local Authority and is understood to lie in Band E.

CURRENT ENERGY PERFORMANCE CERTIFICATE

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

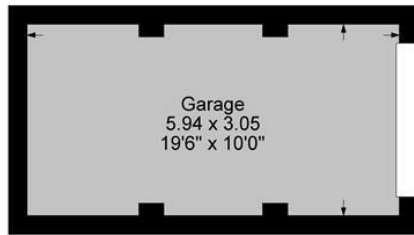
VIEWING

By Prior Appointment with the Selling Agents

REGULATED BY RICS



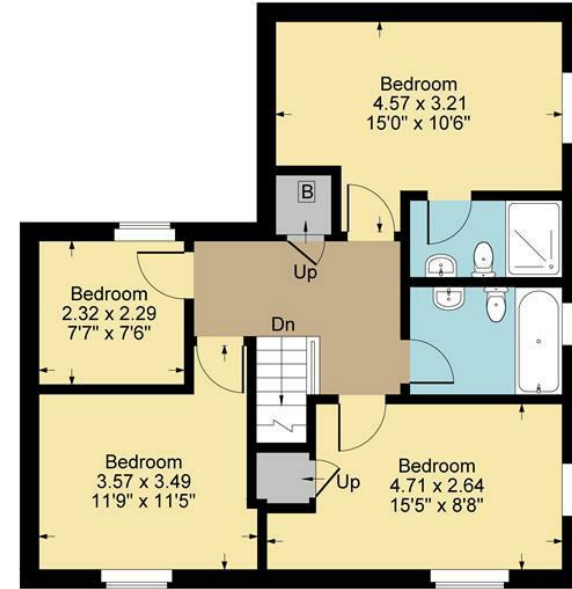
23 Glass House Road, Mickleton



Garage



Ground Floor



First Floor

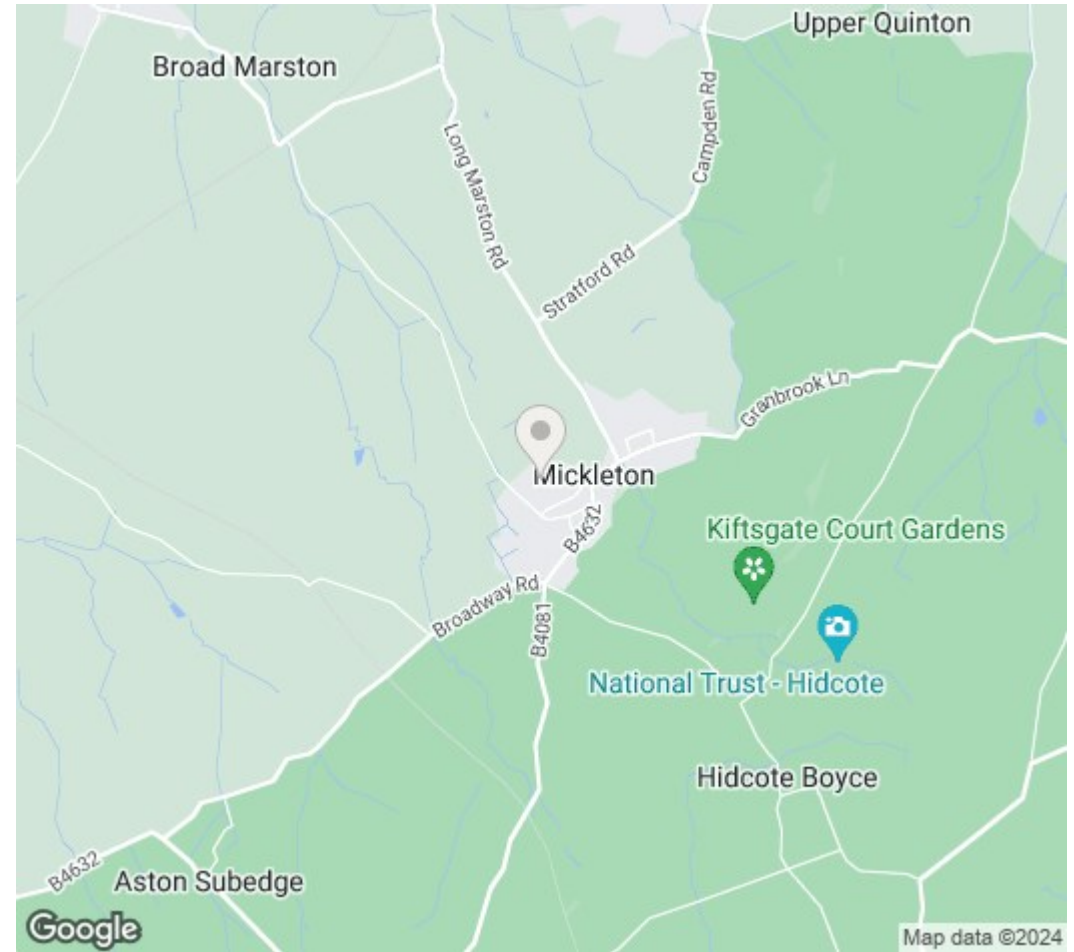
Approximate Gross Internal Area = 118.90 sq m / 1280 sq ft

Garage = 18.11 sq m / 195 sq ft

Total Area = 137.01 sq m / 1475 sq ft

Illustration for identification purposes only,
measurements are approximate, not to scale.





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.

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