



Peter Clarke

Kalmia Cottage High Street, Mickleton, Chipping Campden, GL55 6RX

- Three Bedroom Cottage
- Sitting Room
- Inner Hallway With Stairs Leading Off
- Cloakroom W.C.
- Kitchen
- First Floor Bedroom
- Bathroom
- Two Second Floor Bedrooms
- Allocated Parking Plus Visitor Parking
- Front Garden & Communal Grounds



£295,000

Three bedroom cottage located just off the High Street. The property is located in the Mickleton House development and has its own garden to the front of the property as well as communal grounds. Living room, kitchen, cloakroom, three bedrooms, family bathroom and allocated parking as well as visitors parking. No onward chain.

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. The sought after Cotswold village of Chipping Campden lies approximately three miles distant, renowned for its quaint High Street shops and pubs, whilst Moreton in the Marsh (11 miles distant) with main line railway station providing regular services to London. Honeybourne Station, with free parking, is three miles away and also provides direct access to London. The historic town of Stratford upon Avon is just under nine miles drive offering a comprehensive range of cultural, social and recreational amenities.

ACCOMMODATION

The front door opens into a light a spacious sitting room, with door into the inner hall with the stairs to the upper floors. The fitted kitchen is to the rear of the cottage with a range of wall and base units with granite work surface and butler sink. Integrated gas hob, oven, washer/drier and fridge. The is also a ground floor cloakroom. On the first floor there is a family bathroom with separate shower cubicle as well as a bath and a large useful storage cupboard housing the combi boiler. The master bedroom is a spacious double to the front of the cottage. On the top floor there are two further bedrooms, both with built in cupboards. Outside there is a front garden which is laid to lawn, communal gardens which are maintained as part of the maintenance charge, and an allocated parking space as well as visitors spaces.

GENERAL INFORMATION

TENURE: The property is held on a 999 year lease from 2007 with the owners of each of the properties on the development having a share in the Management Company, Mickleton House management Co. who owns the freehold interest. A service charge is levied for the maintenance and upkeep of the communal areas and grounds and currently amounts to £951 per annum. This information 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. The property has gas central heating.

RIGHTS OF WAY: The property is sold subject to and with the benefit 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 C.

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: C. A full copy of the EPC is available at the office if required.

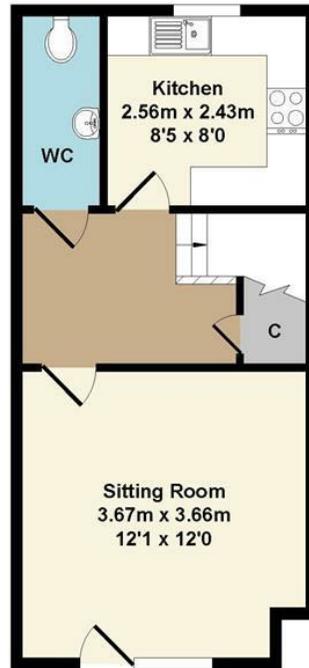
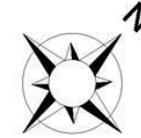
VIEWING: By Prior Appointment with the selling agent.



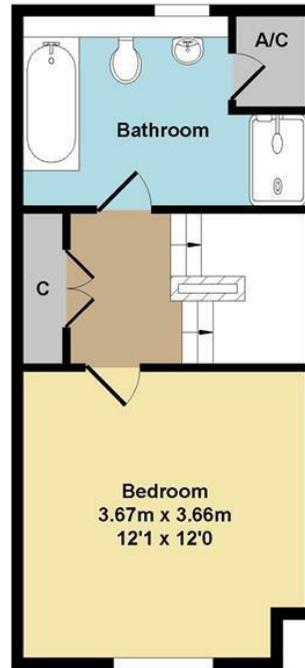
High Street, Mickleton, GL55 6RX

Total Approx. Floor Area 84.0 Sq.M. (904 Sq.Ft.)

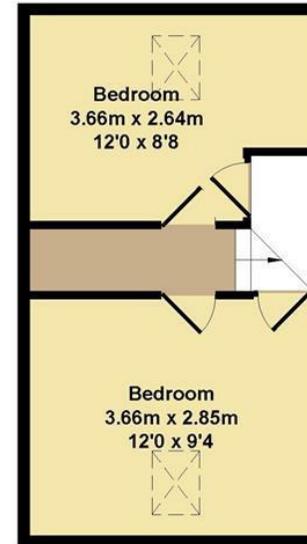
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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.



Ground Floor
Approx. Floor
Area 29.80 Sq.M.
(321 Sq.Ft.)

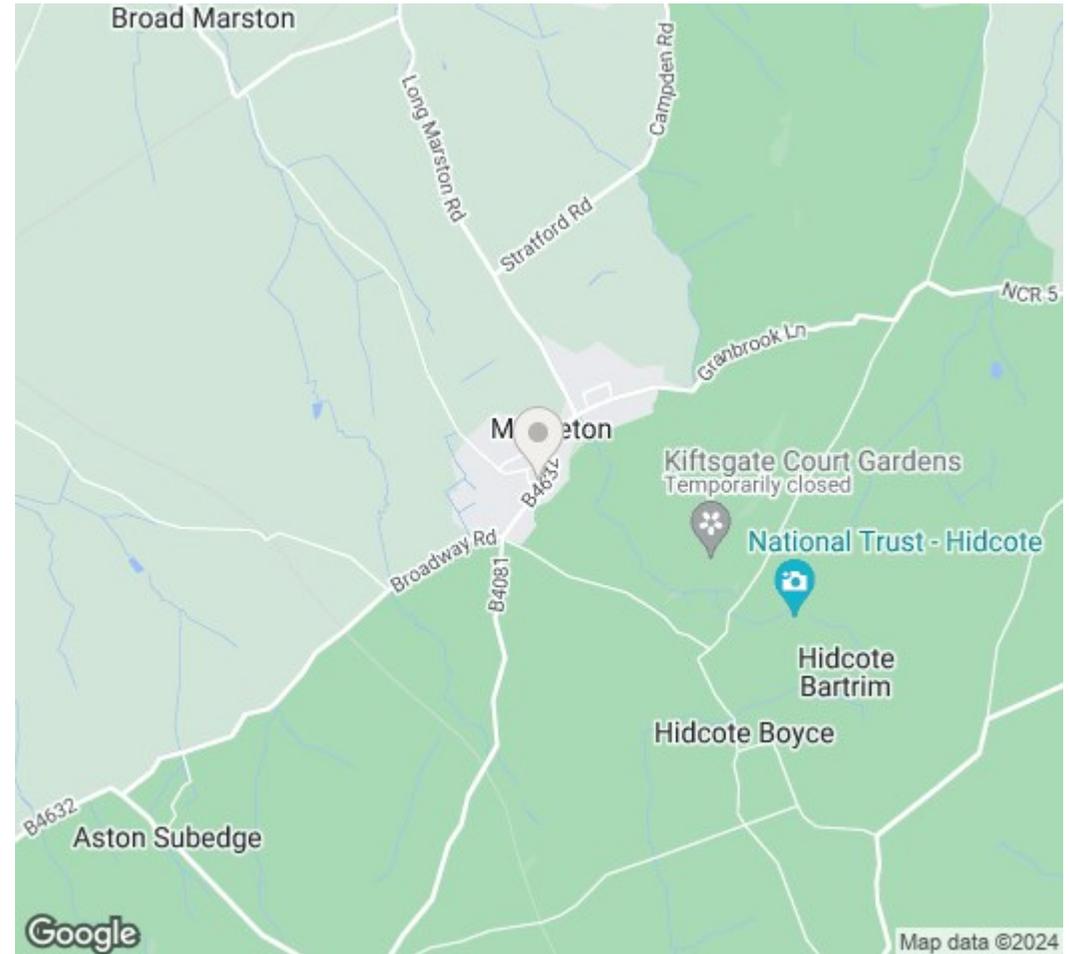


First Floor
Approx. Floor
Area 29.80 Sq.M.
(321 Sq.Ft.)



Second Floor
Approx. Floor
Area 24.40 Sq.M.
(263 Sq.Ft.)





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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