



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



- Four bedroom detached home
- Two reception rooms
- Large kitchen/dining room
- Utility and cloakroom
- Master bedroom with ensuite
- Three further bedrooms
- Family bathroom
- Single garage and driveway parking for two cars
- Gardens front and rear



£585,000

An immaculately presented detached four bedroom family home in excellent condition. Large kitchen/dining room for modern family living and large under stair storage cupboard, utility/laundry room, good sized sitting room, study for home working and downstairs cloakroom. Large master bedroom with ensuite, two further double bedrooms and a generous single. Family bathroom. Large storage cupboard on landing. Large rear garden with two patio areas, single garage and driveway parking for two cars.

#### MICKLETON

is an attractive village and offers a good range of local amenities including General Stores, Butchers, Primary School, two pubs, 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 nearby Moreton in the Marsh or Honeybourne both have main line railway stations providing regular services to London. The historic town of Stratford upon Avon is just under nine miles drive away offering a comprehensive range of cultural, social and recreational amenities.

#### ACCOMMODATION

Spacious hallway with downstairs cloakroom. Study. Sitting room with attractive bay window. The kitchen/dining room runs across the back of the property with patio doors out to the garden and has a range of wall and base units with integrated fridge/freezer, double-oven, dishwasher and gas hob. Storage cupboard. Off the kitchen is a useful utility room with sink, space for washing machine and tumble dryer further door out to the garden.

On the first floor there is a large landing with storage cupboard. Main bedroom with ensuite shower room. Family bathroom and three further double bedrooms.

Outside the front garden is laid to lawn. To the side of the property is driveway parking and a single garage. The rear garden is a good size with two patio area and lawn.

#### GENERAL INFORMATION

**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, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts.

**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 F.

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

**VIEWING:** By Prior Appointment with the selling agent.



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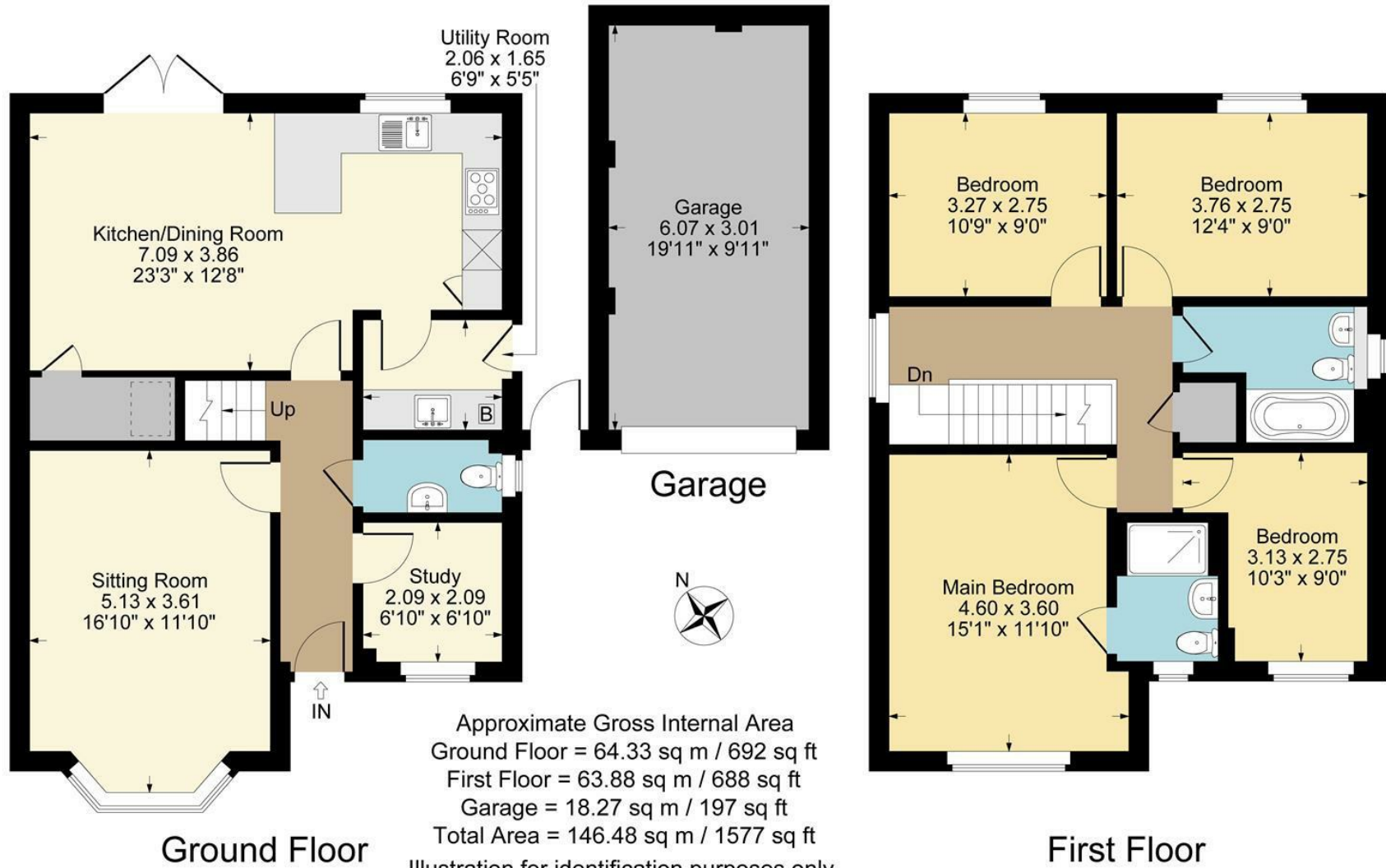


Illustration for identification purposes only, measurements are approximate, not to scale.





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Peter Clarke

