

Peter Clarke



26 Arbour Close, Mickleton, Chipping Campden, Gloucestershire, GL55 6RR

- Three bedroom bungalow
- Sitting room with wood burner
- Modern fitted kitchen
- Conservatory with solid roof
- Family bathroom and ensuite
- Driveway parking
- Garage
- South facing rear garden



£500,000

Three bedroom detached bungalow located on a corner plot with south facing rear garden. Sitting room with wood burning stove, new fitted kitchen, garden room, bathroom and three bedrooms, the master bedroom having a stunning vaulted ceiling and ensuite. Garage and driveway parking.

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

The front door opens to the hallway with doors off to principal rooms. The sitting room has been opened up into the conservatory to create a lively light and open living space, with wood burning stove. The Main bedroom is just off the sitting room and has a stunning vaulted ceiling and French doors out to the garden, as well as an ensuite shower room. The current owners have put in a new kitchen with loads of storage and counter space. To the far end there are two further bedrooms and a family bathroom. Outside there is a garage and driveway parking for a number of cars. As the property sits on a corner plot, the rear garden is South facing and a great size.

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.

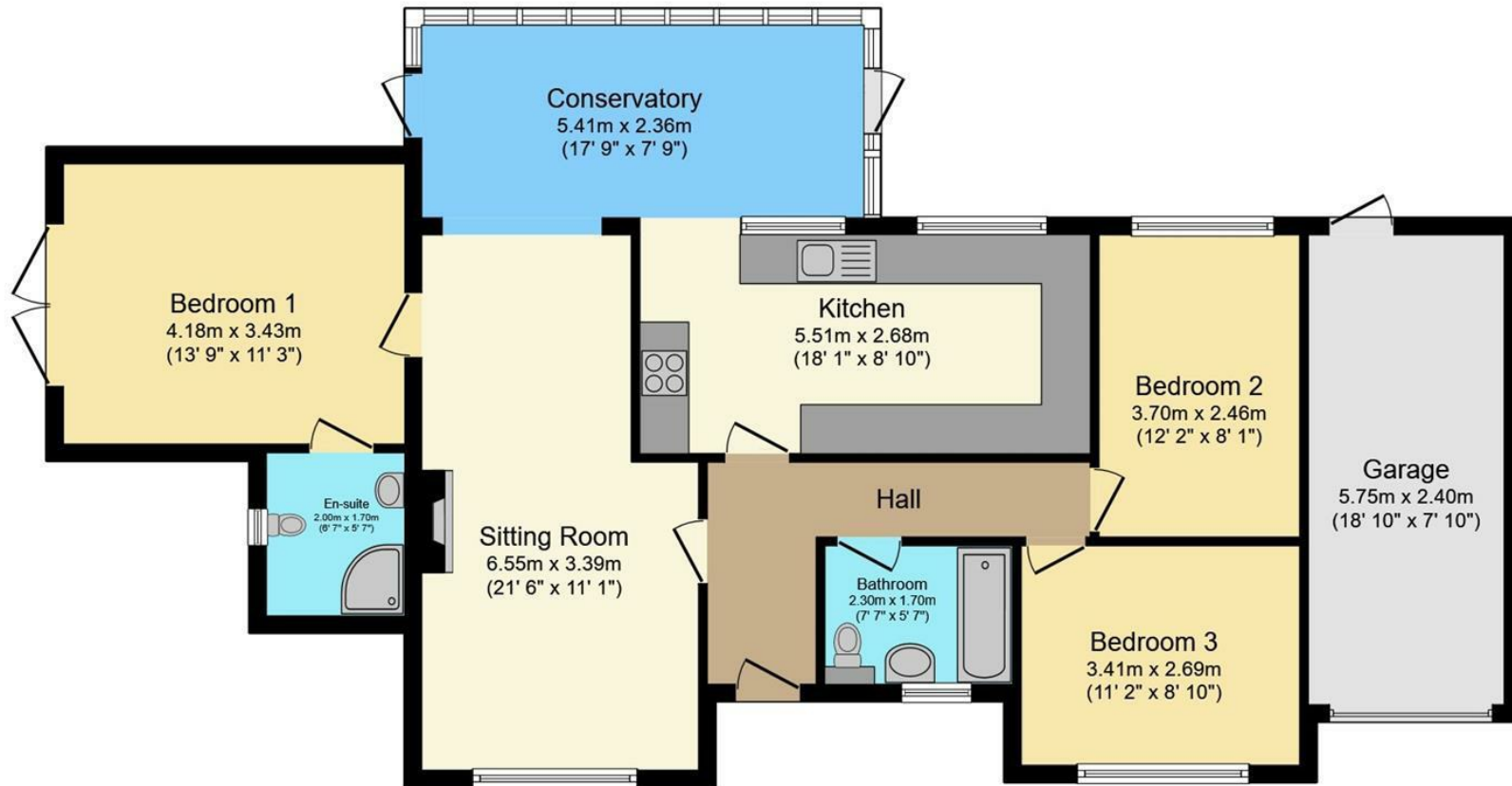
COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band E.

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

VIEWING: By Prior Appointment with the selling agent.



26 Arbour Close, Mickleton, Chipping Campden, GL55 6RR



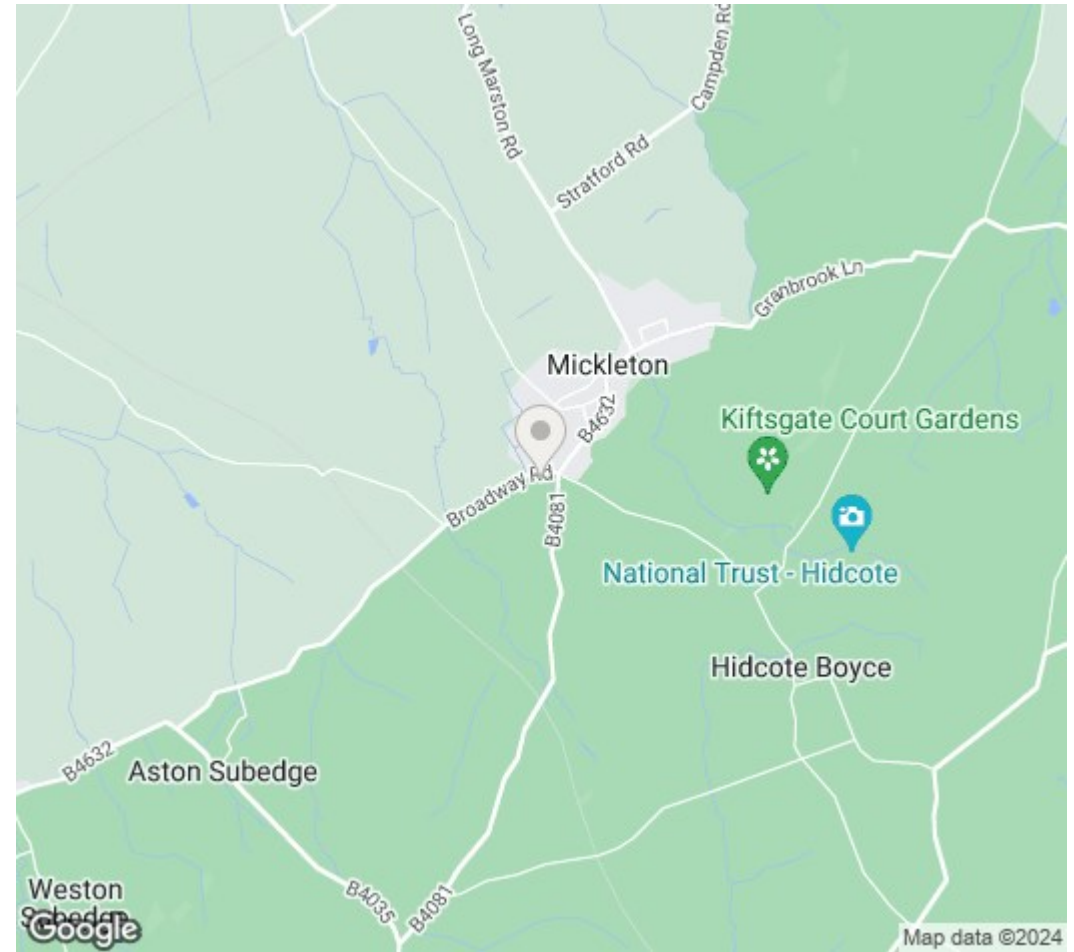
Floor Plan

Floor area 113.2 m² (1,219 sq.ft.)

TOTAL: 113.2 m² (1,219 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io





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.

Multi-award winning offices
serving South Warwickshire & North Cotswolds

Grafton House High Street, Chipping Campden, Gloucestershire, GL55 6AT
01386 770044 | campden@peterclarke.co.uk | www.peterclarke.co.uk

