

An aerial photograph of a residential street. The central focus is a two-story red brick house with a gabled roof and a chimney. This house and its immediate surroundings, including a garden with a wooden fence and a driveway, are highlighted in a vibrant green color. The rest of the street, showing other houses and trees, is in grayscale. A dark blue rectangular box with white text is overlaid in the upper right corner.

Peter Clarke

Ivy Cottage High Street, Mickleton, Chipping Campden, GL55 6RN

- Three bedroom cottage
- Character features
- Sitting room
- Kitchen/diner
- Conservatory
- Ground floor bedroom and ensuite
- Two first floor bedrooms
- Family bathroom
- Pretty cottage gardens
- Driveway parking



Guide Price £650,000

3 bedroom character cottage sitting on a large corner plot with flexible accommodation comprising; Sitting room with wood burning stove, kitchen breakfast room, conservatory, ground floor bedroom with an en-suite shower room. On the 1st floor there are two further bedrooms and a family bathroom. Outside the property sits on a corner plot with gardens on three sides and benefiting from off road parking and a range of useful outbuildings.

#### MICKLETON

An attractive village which offers a good range of local amenities which include the General Stores, Butchers, Primary School, two Inns, Hotel and a historic Church. The sought after Cotswold village of Chipping Campden lies approximately three miles away which is renowned for its quaint High Street shops and pubs,. Moreton in Marsh (11 miles distance) with its main line railway station 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 into the sitting room with Inglenook fireplace, beams and Flagstone floor going through to the kitchen which has been modernised by the current owners with space for large dining table, range of base and wall units and appliances. From the kitchen. you can access the conservatory which looks over the garden. On the first floor there are two further bedrooms and a family bathroom. Outside, the property sits on a corner plot with gardens on three sides, the front garden has mature shrubs and planting and a pretty lawned area to look out on from the sitting room. The current owners have converted what was a snug into a double bedroom with shower room & it's own external access, which is currently run as a successful Airbnb. To the side of the property, there is a summer house, a large raised fishpond and another seating area. Double gates from outside open into a parking area at the rear of the property which could accommodate 2/3 vehicles. A single internal gate leads to a large paved courtyard with seating under a pergola with climbing roses and honeysuckle and planted raised borders. Two garden Sheds for storage.

#### GENERAL INFORMATION

**TENURE:** The property is understood to be freehold. 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.

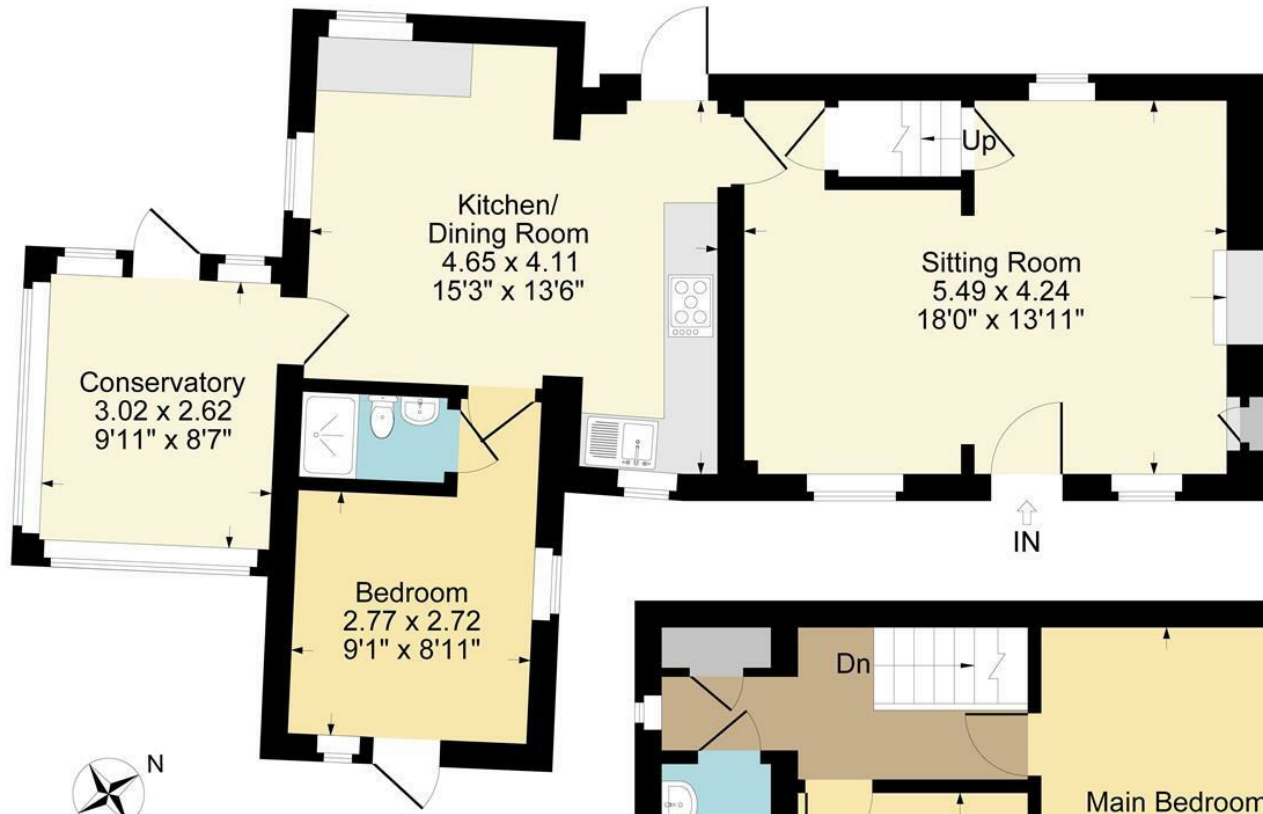
**COUNCIL TAX:** Council Tax is levied by the Local Authority and is understood to lie in Band C.

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

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



# Ivy Cottage, Mickleton



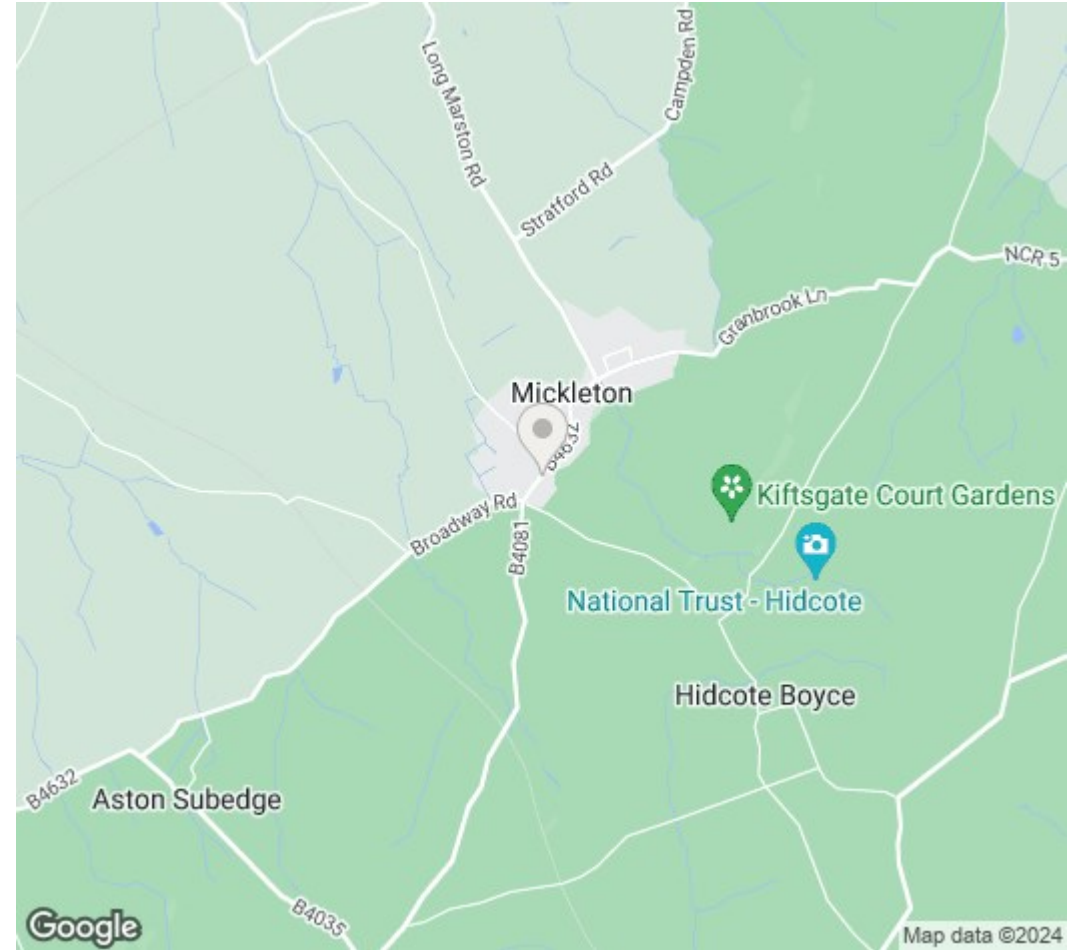
Ground Floor



First Floor

Approximate Gross Internal Area  
Ground Floor = 63.71 sq m / 686 sq ft  
First Floor = 32.53 sq m / 350 sq ft  
Total Area = 96.24 sq m / 1036 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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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)

