

Peter Clarke



3 Bearcroft Gardens, Mickleton, Chipping Campden, Gloucestershire, GL55 6TY

- Four bedroom detached home
- Sitting room
- Dining room
- Conservatory
- Ground floor bedroom with en-suite
- Three further first floor bedrooms
- Family bathroom
- Double garage with room above
- Driveway parking
- Pretty established walled garden



Asking Price £650,000

Four bedroom detached Cotswold stone home with a ground floor bedroom and bathroom. Doors from the hall lead to a sitting room, dining room, kitchen, conservatory, ground floor bedroom and en suite. On the 1st floor there are three further bedrooms and a family bathroom. Outside there is driveway parking, and a pretty walled garden. The double garage has a useful room above which could have a variety of uses

#### 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 hall with doors off to principle rooms and stairs to the first floor. There's a ground floor double bedroom with built in wardrobes and en-suite with shower, WC, bidet and hand basin. There is a spacious sitting room with doors leading to the Conservatory, dining room, and kitchen along with the cloakroom completes the ground floor accommodation. On the 1st floor there are three further bedrooms and a family bathroom. Outside there is driveway parking for a number of cars. There is a double garage which has power and light plus a useful storage area and stairs up to a first floor room which could have a variety of uses such as s playroom, studio or work from home office. The rear garden is mainly laid to lawn with beautiful shrubs and fruit trees including apples and pears which have been lovingly tendered by the current owners.

#### 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. The property benefits from solar panels which provide electricity and feed into the network alongside hot water panels which contribute to the water supply for the property.

**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.

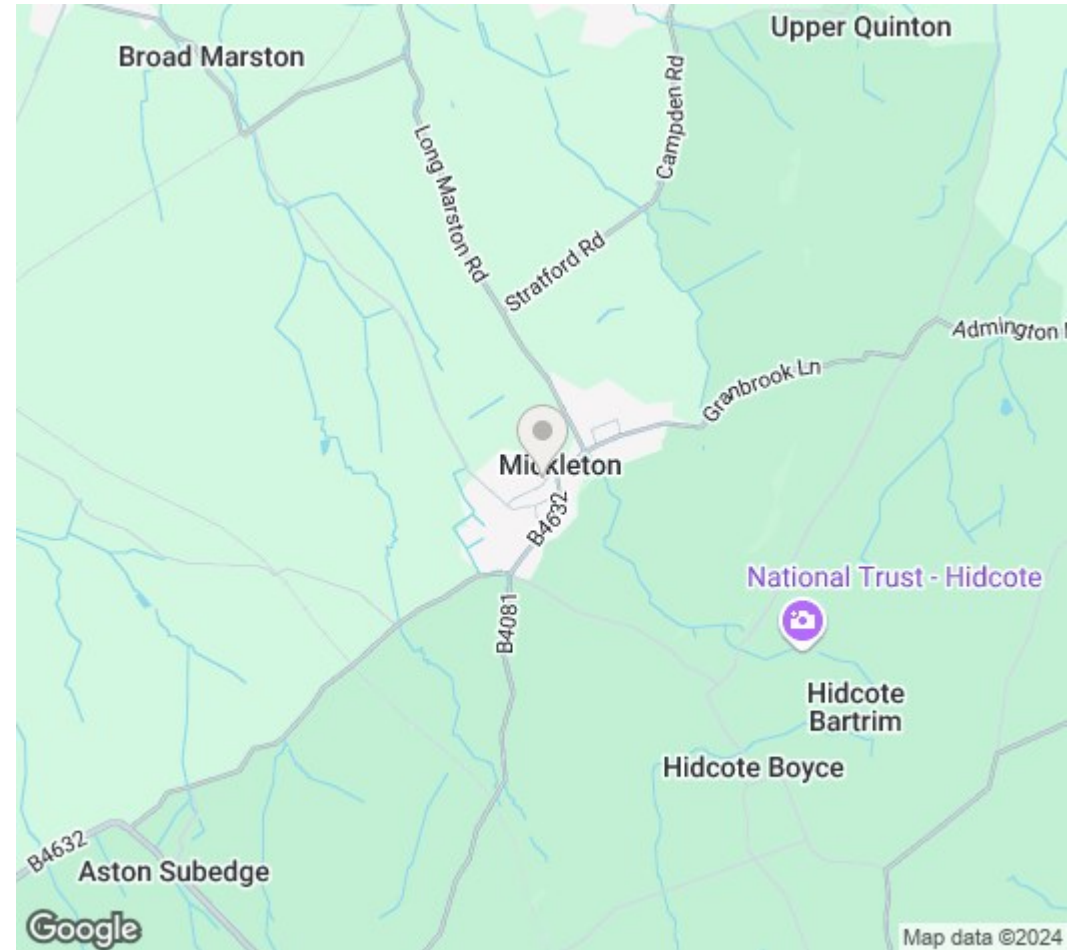


3 Bearcroft Gardens, Mickleton



Approximate Gross Internal Area  
 Ground Floor = 102.78 sq m / 1106 sq ft  
 First Floor = 62.48 sq m / 673 sq ft  
 Garage Ground Floor = 41.69 sq m / 449 sq ft  
 Garage First Floor = 29.05 sq m / 313 sq ft  
 Total Area = 236.00 sq m / 2541 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

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