



Peter Clarke

6 Wheatfield Court, Mickleton, Chipping Campden, Gloucestershire, GL55 6UA

- A delightful three bedroom property
- Countryside views and walks on the doorstep
- Extensive works undertaken to offer an energy efficient home
- A wealth of windows and doors opening onto the garden
- Fitted kitchen with integrated appliances
- Downstairs double bedroom and shower room
- Two further double bedrooms
- Family bathroom
- Pretty, well maintained garden with summerhouse



£595,000

An immaculate and much improved three bedroom home. On the ground floor there is a modern kitchen with integrated appliances, sitting room, dining room plus a ground floor bedroom and shower room. On the first floor there are two further bedrooms and a family bathroom. Outside there is driveway parking plus a garage. The pretty rear gardens extend around both sides of the property and have direct access onto public footpaths giving lovely level walks directly from the house.

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. Regular main line services to London can be found at Honeybourne 3 miles distance and Moreton in Marsh 11 miles distance. 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 entrance hall with doors off to all principle rooms with stairs to the first floor. The kitchen has a range of wall and base units with integrated appliances. The dining room has Karndean flooring and patio doors opening onto the garden, plus arched french doors which lead into the sitting, which are a delightful feature. The sitting room has a real flame gas fire and door into the rear porch and again out to the garden. The ground floor also has the benefit of a double bedroom / study with access onto the garden plus a Jack and Jill shower room. On the first floor, there are two double bedrooms one of which has fitted wardrobes and useful eve storage space plus a family bathroom. Outside there is driveway parking and a single garage with power and light. The garden wraps around the house on two sides. A back gate opens directly onto a public footpath which leads either into the village or out to the countryside. There's a delightful summer house in the garden and the gardens have been beautifully maintained by the owners with lawns, patios, flower beds and established planting to create a lovely private spot

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 F.

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: C. A full copy of the EPC is available at the office if required. The owners have undertaken significant improvements to the property to offer an energy efficient home. This includes new radiators and valves, double glazing downstairs, cavity wall insulation and loft insulation.

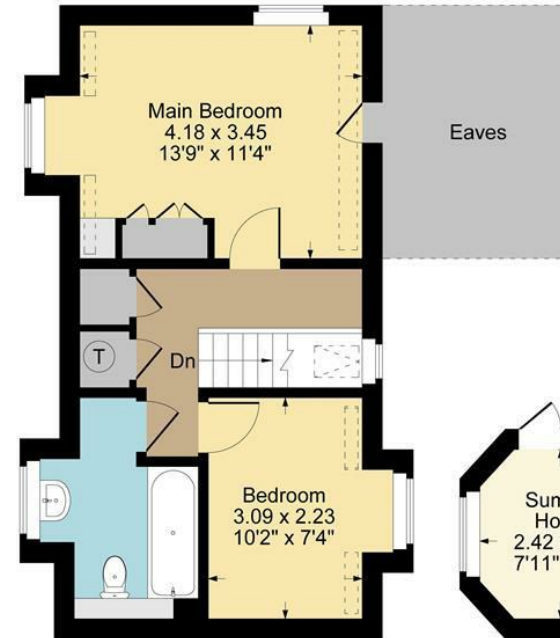
VIEWING: By Prior Appointment with the selling agent.



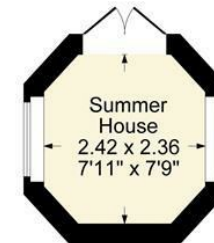
6 Wheatfield Court, Mickleton



Ground Floor



First Floor

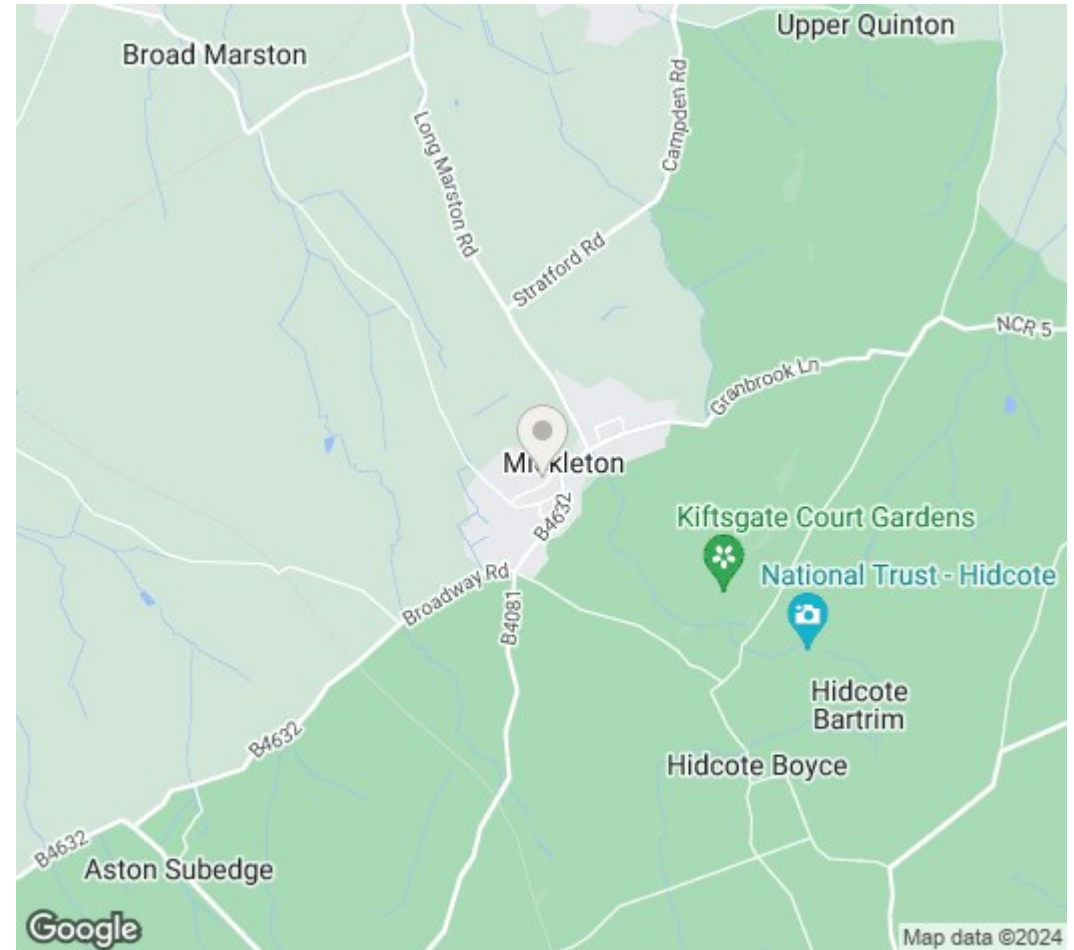


Outbuilding

Approximate Gross Internal Area
 Ground Floor = 72.95 sq m / 785 sq ft
 First Floor = 38.65 sq m / 416 sq ft
 Garage/Summer House = 22.40 sq m / 241 sq ft
 Total Area = 134.00 sq m / 1442 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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