

Peter Clarke



Coach House Church Lane, Mickleton, Chipping Campden, GL55 6RZ

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Cellar
 Floor area
 12.9 m²
 (139 sq.ft.)

Ground Floor
 Floor area 116.2 m² (1,251 sq.ft.)

First Floor
 Floor area 63.2 m² (681 sq.ft.)

Garage
 Floor area 36.2 m²
 (390 sq.ft.)

TOTAL: 228.6 m² (2,461 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



- Grade II Listed character home
- Four bedrooms
- Family bathroom and two en-suites
- Two reception rooms
- Kitchen/diner with Aga
- Cellar
- Pretty gardens
- Driveway parking
- Double garage



£1,200,000

Beautiful grade 2 listed character home located in a lovely private spot on one of the nicest lanes in this desirable North Cotswolds village. The property offers flexible accommodation having a ground floor en-suite bedroom as well as three further first floor bedrooms in addition to two reception rooms, a kitchen diner, lovely private walled gardens, driveway parking and double garage.

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

PORCH

Entrance porch with space for coats and boots.

CLOAKROOM

With WC and hand basin.

HALL

KITCHEN/DINER

A lovely spacious room with wood burning stove and doors out to the garden. The farmhouse style kitchen has gas fired Aga as well as built in ovens for summer use.

DRAWING ROOM

Lovely Light room with feature fireplace and two sets of French doors.

DINING ROOM/STUDY

With French doors opening to the garden.

PANTRY

GUEST BEDROOM

Dual aspect ground floor bedroom with ensuite incorporating shower, WC and hand basin.

MAIN BEDROOM

Beautiful double bedroom with high ceilings and stone mullion windows, built in storage and a clever ensuite discreetly tucked away.

BEDROOM

Double bedroom with lovely views out over the village.

BATHROOM

With freestanding bath, hand basin and WC.

BEDROOM

Double bedroom with built in wardrobes.

CELLAR

Believed to have been the former ice house for the Manor, now a useful storage space and would make a fantastic wine cellar!

GARAGE

Double garage which is in a tucked away location away from the house and the gardens and has power and light.







OUTSIDE

Double gates open into the beautiful walled grounds of this property with the gardens on three sides of the house. As you enter, the drive goes off to the double garage which is located out of sight of the house. The gardens have been carefully tended by the current owners with lawns, mature shrubs and trees. There is a patio area which houses a pergola with hot tub.

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: Band E. A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the selling agent.





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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