

Peter Clarke



3 Alveston Grange, Mickleton, Chipping Campden, GL55 6RT



- Three bedroom bungalow
- Updated by the current owners
- Contemporary kitchen/living room
- Conservatory
- Luxury bathroom
- Landscaped rear garden
- Driveway parking
- Garage



Asking Price £450,000

Three bedroom detached bungalow which has been beautifully modernised by the current owners. With a contemporary open plan kitchen/living room, conservatory, luxury bathroom and landscaped garden. There is driveway parking and a 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

The front door opens into a spacious hallway with large storage cupboard. The layout has been modified by the owners and they have created an open plan kitchen/living room which then has sliding doors into the conservatory. The family bathroom has been enlarged by the owners and a luxury suite with large walk in shower and freestanding bath. In addition there are three bedrooms. Outside there is driveway parking for a number of cars and a single garage. The rear garden has been landscaped by the owners to be a low maintenance entertaining space.

#### 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 E.

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

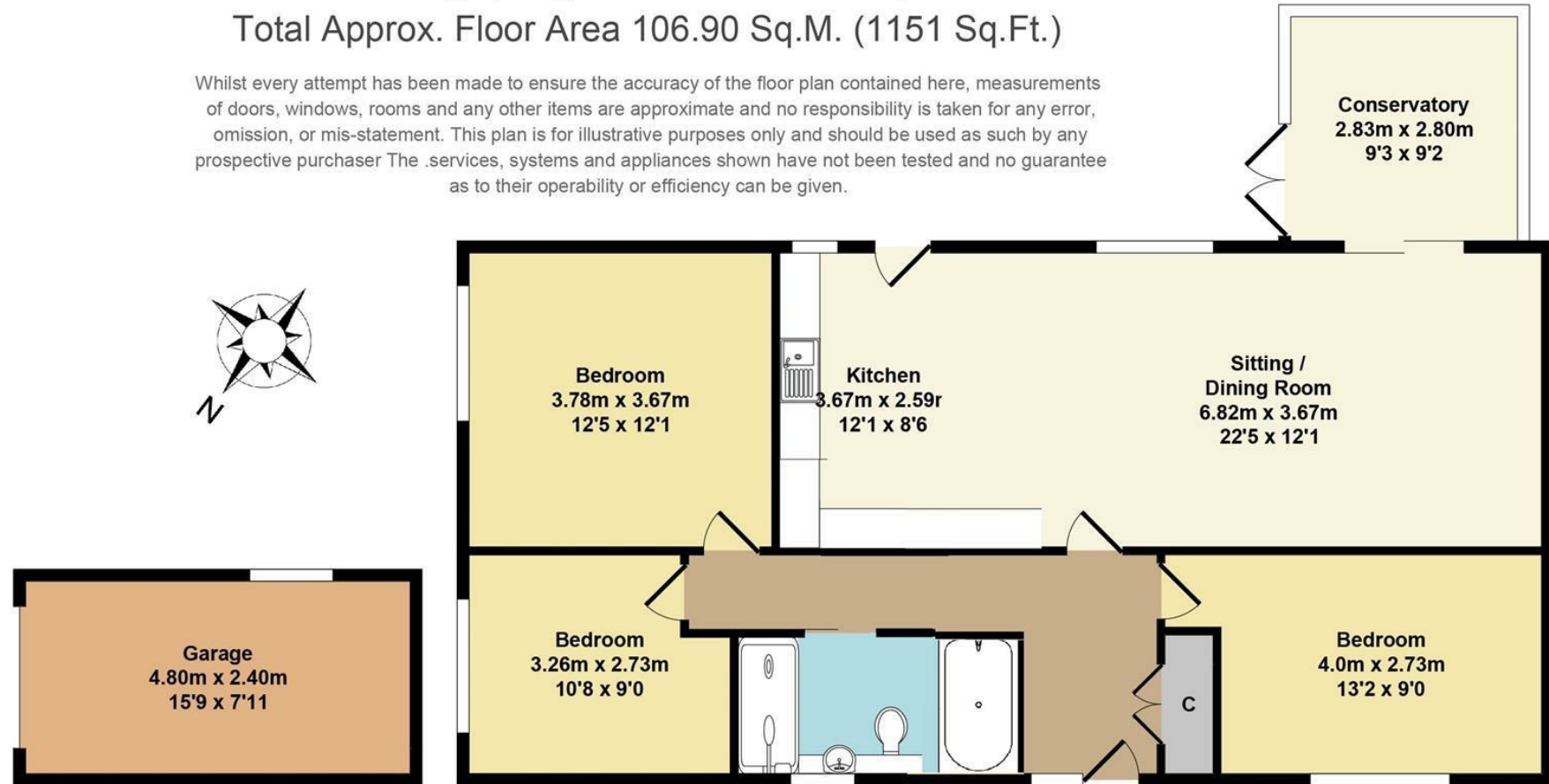
**VIEWING:** By Prior Appointment with the selling agent.



# Alveston Grange, High Street Mickleton, GL55 6RT

Total Approx. Floor Area 106.90 Sq.M. (1151 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

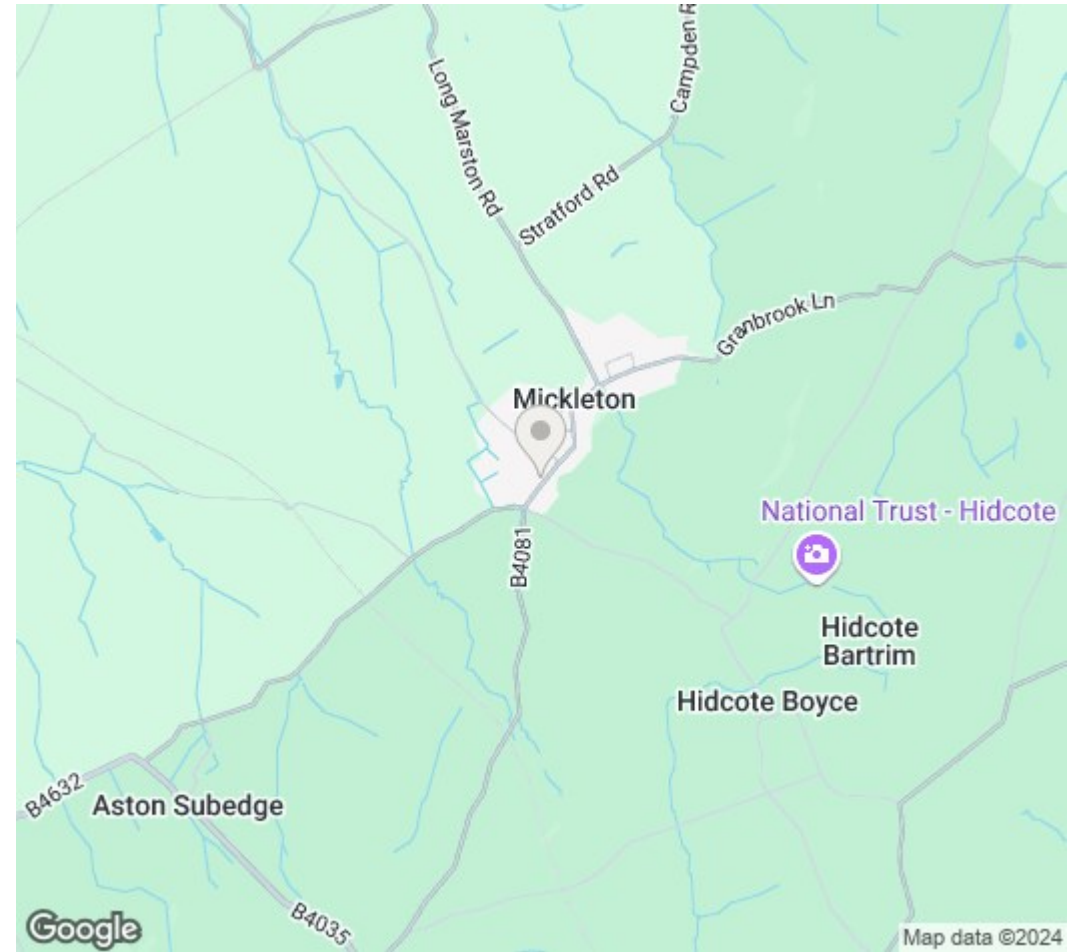


Garage  
Approx. Floor  
Area 11.50 Sq.M.  
(124 Sq.Ft.)

Ground Floor  
Approx. Floor  
Area 95.40 Sq.M.  
(1027 Sq.Ft.)







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

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