

Peter Clarke



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

- Three bedroomed property
- Living room
- Kitchen dining space
- Conservatory
- Ground floor bedroom and en-suite
- Two further double bedrooms
- Newly refurbished family bathroom
- Garage and driveway parking
- Lovely patio and gardens with dry stone walls



£635,000

A beautifully presented three bedroom home with the flexibility of a ground floor en-suite bedroom. Spacious entrance hall, open plan kitchen dining room, sitting room, conservatory, and en-suite double bedroom all on the ground floor. On the first floor there were two further double bedrooms and a recently refitted luxury bathroom. Outside there is driveway parking, garage and gardens that wrap around on two sides.

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 a lovely spacious hallway with doors off to the principle rooms and stairs to the first floor. The kitchen/dining room has been opened up to create a modern living space. There is also a sitting room which leads into the conservatory offering views over the garden. There is a ground floor double bedroom with en-suite including a walk in shower. On the first floor there are two further double bedrooms and a luxury family bathroom which is recently been refitted to include a walk in shower and free standing bath. Outside there is driveway parking in front of the single garage as well as additional hard standing for guests to park. The garden wraps around two sides of the property with patio areas for entertaining lawns and mature flower beds.

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.

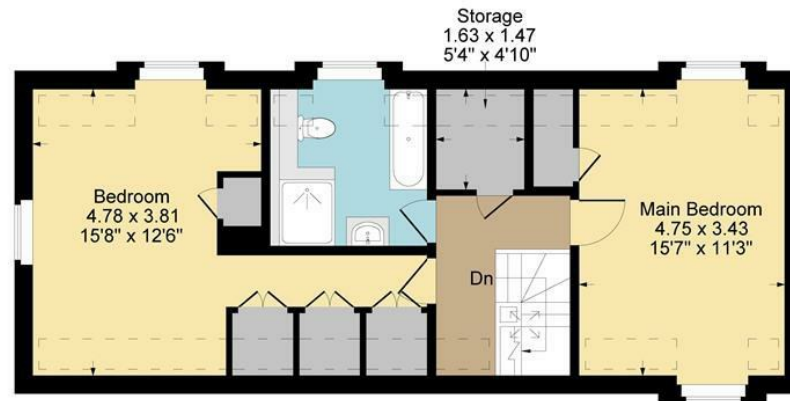
COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band F.

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

VIEWING: By Prior Appointment with the selling agent.



8 Wheatfield Court, Mickleton



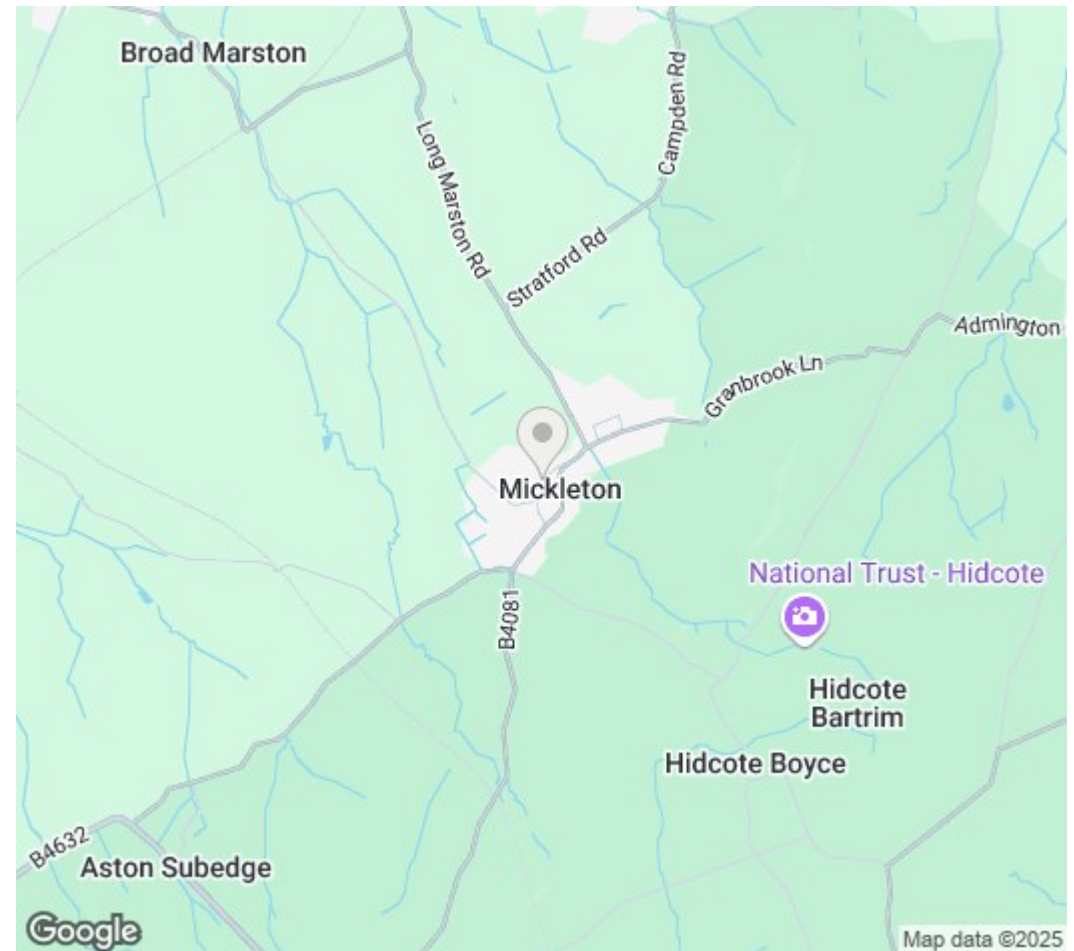
First Floor



Ground Floor

Approximate Gross Internal Area
 Ground Floor = 92.88 sq m / 1000 sq ft
 First Floor = 60.64 sq m / 653 sq ft
 Garage = 13.65 sq m / 147 sq ft
 Total Area = 167.17 sq m / 1800 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.

Multi-award winning offices
serving South Warwickshire & North Cotswolds

Grafton House High Street, Chipping Campden, Gloucestershire, GL55 6AT
01386 770044 | campden@peterclarke.co.uk | www.peterclarke.co.uk

Peter Clarke

