



Orchard House, Gloucester Lane, Mickleton, GL55 6RP

- Amazing opportunity to completely renovate to your own design
- Two/three bedroom bungalow
- Kitchen with utility
- Double detached garage
- Large garden



Offers In The
Region Of

Two/three bedroom bungalow in the heart of the village with double garage. Now in need of modernisation, the property offers a fantastic opportunity. Sitting room, kitchen, utility, two bedrooms, third/box room. Outside there is a private garden and double garage. No onward chain.

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 spacious hallway with storage cupboards and parquet flooring. The sitting room is dual aspect with large picture windows and an open fireplace. Kitchen which leads into the utility with door out to the rear garden. There are two bedrooms with fitted storage and there is a third/box room which leads off the main bedroom. Shower room and separate w/c. Outside the property is approached up a driveway with detached double garage and parking. The mature rear garden is lovely and not overlooked.

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 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.

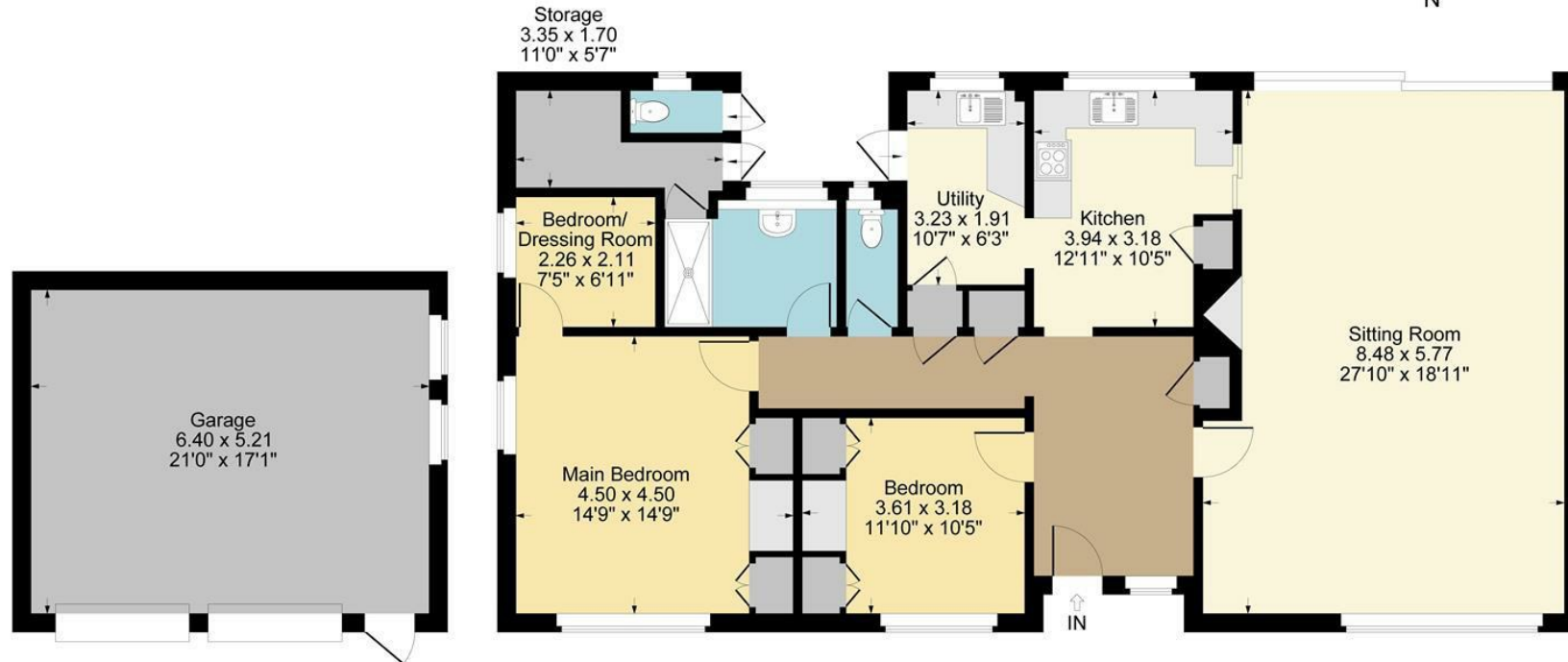
COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band E.

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

VIEWING: By Prior Appointment with the selling agent.



Orchard House, Mickleton

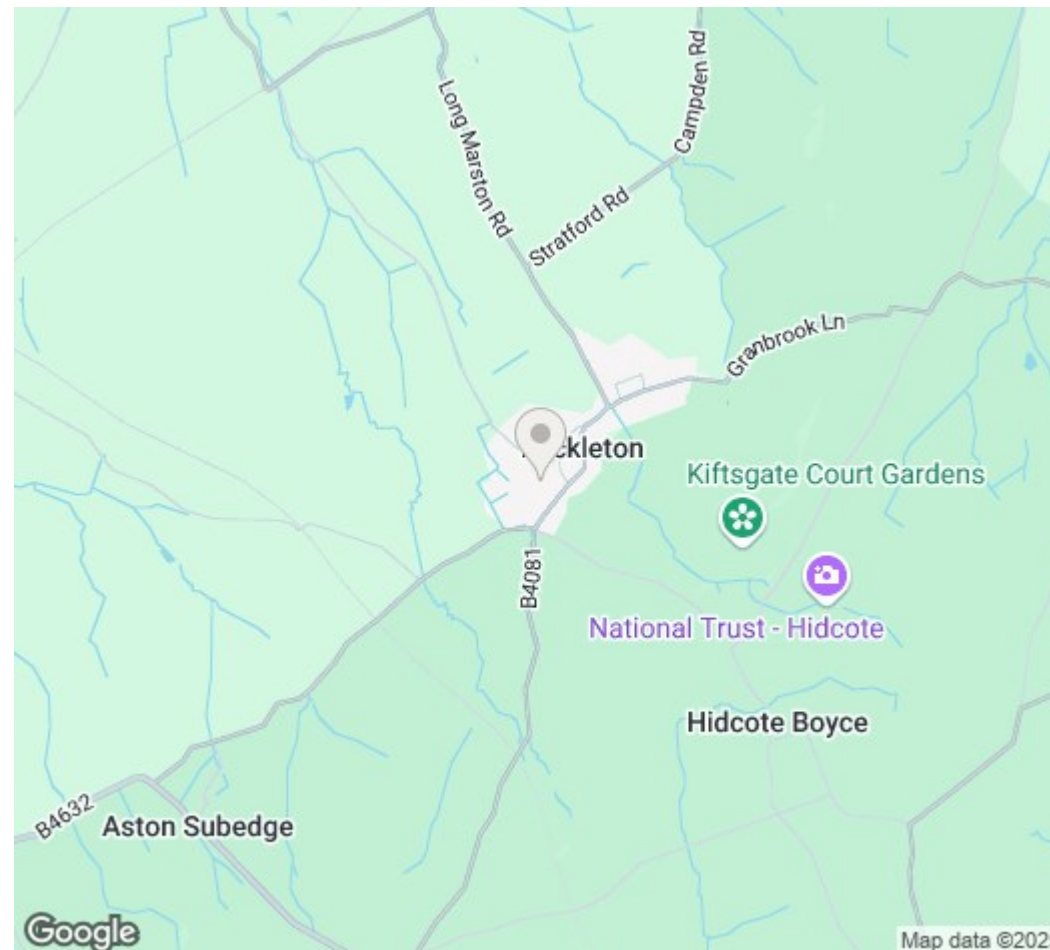


Garage

Ground Floor

Approximate Gross Internal Area
 Ground Floor = 137.27 sq m / 1478 sq ft
 Garage = 33.89 sq m / 365 sq ft
 Total Area = 171.16 sq m / 1843 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

