

Peter Clarke



22 Cotswold Edge, Mickleton, GL55 6TR

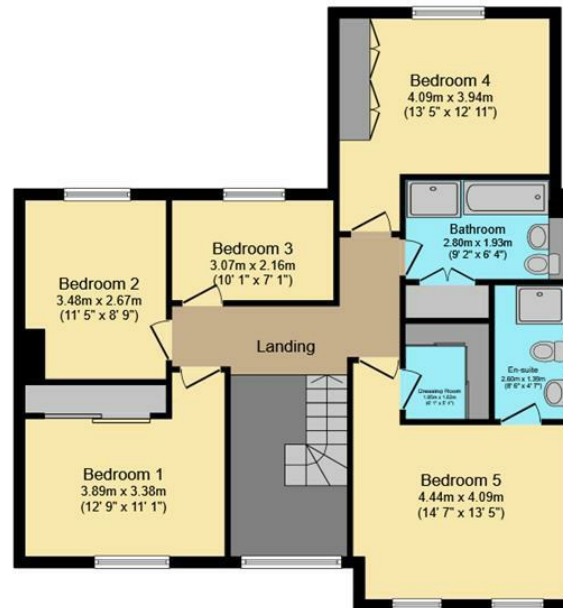


## 22 Cotswold Edge



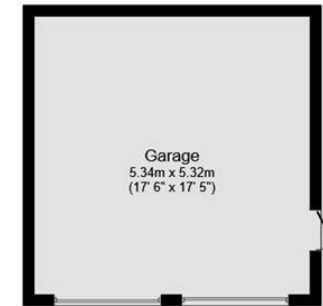
### Ground Floor

Floor area 91.1 m<sup>2</sup> (981 sq.ft.)



### First Floor

Floor area 89.9 m<sup>2</sup> (967 sq.ft.)



### Garage

Floor area 28.8 m<sup>2</sup> (310 sq.ft.)

**TOTAL: 209.7 m<sup>2</sup> (2,258 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](http://www.Propertybox.io)



- Spacious five bedroom detached home
- Impressive atrium hallway and galleried landing
- Open plan kitchen, dining and family room
- Living room with woodburner
- Dining room
- Study/Office
- Main bedroom suite with dressing area and ensuite
- Four further good sized bedrooms and family bathroom
- Detached double garage
- Gated driveway and private south facing garden



£875,000

A beautifully presented five bedroom detached home in an enviable location with gated driveway parking and double garage. The accommodation comprises of entrance hall, cloakroom, study, dining room, living room, open plan kitchen, dining and family room, utility/boot room. The main bedroom suite has en suite shower room and dressing room plus four double bedrooms and family bathroom.

### MICKLETON

Mickleton is situated 3 miles south of Chipping Campden, in the much sought after catchment area for Chipping Campden school. Shakespeare's Stratford upon Avon is approximately 6 miles away. The property is also within 3 miles of the intercity station of Honeybourne with direct services to Reading and London. Mickleton is also the home of The Threeways Hotel with its famous 'Pudding Club' and two other village pubs. There is a thriving local community with many clubs and societies based at the King George Village Hall and The Threeways Hotel, a village store, butcher, church and primary school. The wool town of Chipping Campden offers everyday shopping facilities and doctor's surgery. There is also a medical centre in nearby Quinton with more shopping and cultural facilities in Stratford upon Avon with its Shakespearean connections.

### ACCOMMODATION

When entering the impressive hallway you are struck immediately by the light that floods the hall due to the feature window combined with the atrium and galleried landing which also benefits a good size cupboard for storage. Throughout this home, light is a key factor with every room having dual aspect windows and doors..

From the hall, doors lead to the study, dual aspect sitting room with french doors opening into the garden and a wood burning stove, dining room with a lovely bay window, cloakroom, and a n impressive kitchen/family/dining room with a central island, quartz worktops, 5-ring gas hob and a range of integral appliances and an American style fridge freezer with

french doors out to the paved terrace which is the perfect space for entertaining. Off the kitchen is a utility/boot room with space for a washing machine and tumble dryer and door to the garden.

Upstairs the spacious galleried landing doors lead to the main suite which benefits from a dressing room and ensuite shower room combined with amazing countryside views. There are two further king size bedrooms and two double bedrooms, some having the benefit of fitted wardrobes. The family bathroom benefitting from a bath and separate shower.

### OUTSIDE

Positioned in arguably one of the best spots on the development, the property benefits from attractively landscaped gardens. the front is enclosed by mature hedging with an attractive lawn and a stone path which leads to the front door, neatly framed by a storm porch and two pillars. The rear garden is bound by attractive stone walling and fully enclosed by electric double gates, beyond which a block paved driveway provides parking for several vehicles. The garden is mainly laid to a well-maintained lawn which is bordered by attractive planting of mature shrubs and trees. A generous paved terrace provides the perfect space to dine al-fresco.

### DIRECTIONS

From Broadway, head to Mickleton via Weston Subedge, entering the village on the Broadway Road. At the mini roundabout, take the left onto the B4632, then turn left opposite The Kings Arms onto Mill Lane. At the T-Junction, take the left onto Chapel Lane, then the third left onto

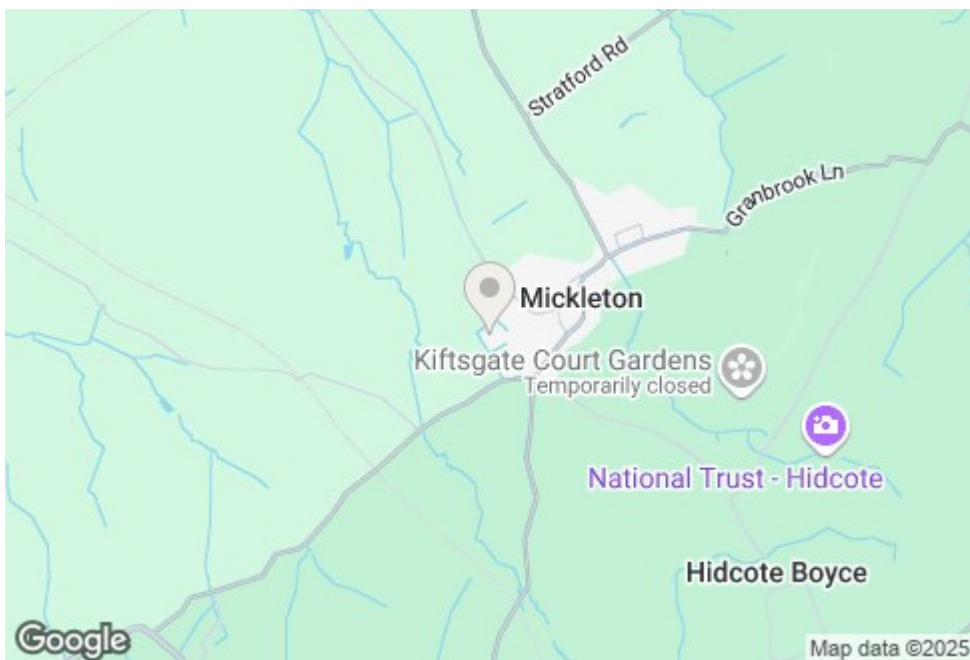












Cotswold Edge. Follow the road round to No 22, where the gates driveway will be found at the rear of the property.

### 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 G.

**CURRENT ENERGY PERFORMANCE CERTIFICATE RATING:** B A full copy of the EPC







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