

Peter Clarke



11 Cotswold Edge, Mickleton, Chipping Campden, GL55 6TR



- Fabulous refurbishment opportunity
- Four bedroom home
- Two reception rooms
- Kitchen
- Bathroom and cloakroom
- Lovely private rear garden
- Garage
- No onward chain
- Chipping Campden school catchment



£475,000

Spacious four bedroom link detached home perfect for refurbishment. Sitting room, dining room, kitchen and cloakroom all on the ground floor. Four double bedrooms and a family bathroom on the first floor. Outside there is driveway parking, garage and a pretty rear garden. 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 porch, which in turn opens into the hallway with stairs to the first floor and door to the cloakroom/WC. Doors open to the dual aspect living room with open fire and double doors to the garden, whilst the other offers a generous size dining room with window to the front. The kitchen has a range of base and wall cabinets window and door to the garden. Upstairs the doors lead to 4 good sized double bedrooms, the main room having fitted wardrobes and a family bathroom.

Outside is a private garden with patio, the majority being laid to lawn with planting and hedgerow with a side gate to access the front.

#### 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.

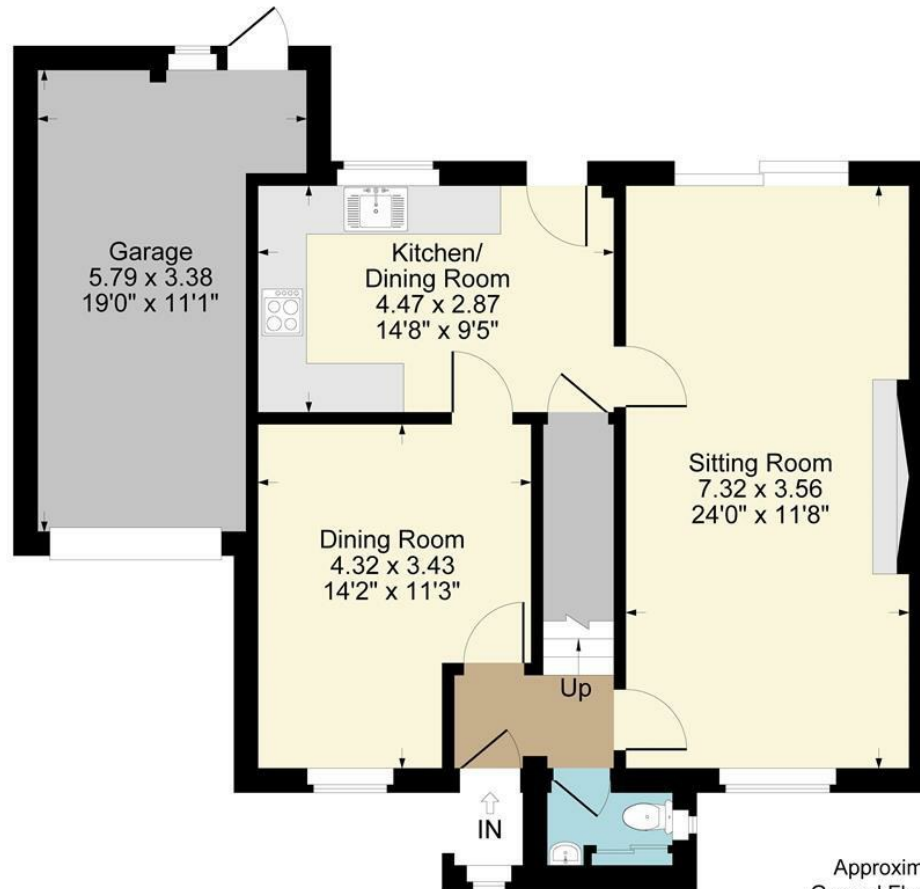
**COUNCIL TAX:** Council Tax is levied by the Local Authority and is understood to lie in Band F.

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

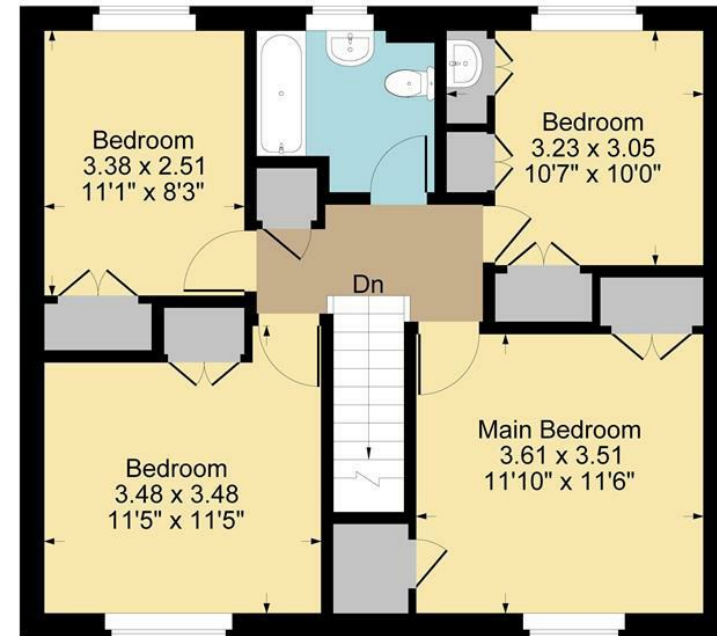
**VIEWING:** By Prior Appointment with the selling agent.



# 11 Cotswold Edge, Mickleton



Ground Floor

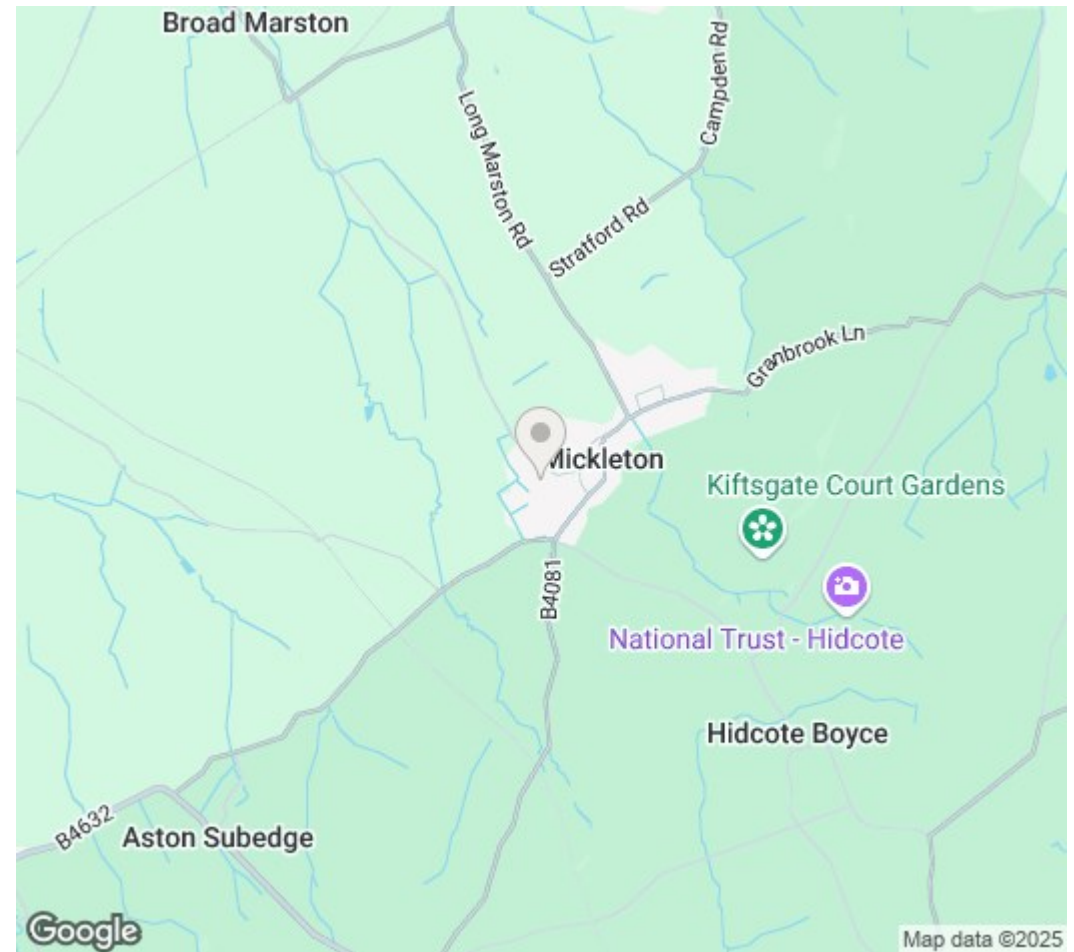


First Floor

Approximate Gross Internal Area  
 Ground Floor = 61.74 sq m / 665 sq ft  
 First Floor = 60.57 sq m / 652 sq ft  
 Garage = 16.13 sq m / 174 sq ft  
 Total Area = 138.44 sq m / 1491 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.

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