

Peter Clarke



The Cottage, High Street, Mickleton, Chipping Campden, GL55 6RJ

- Detached cottage
- Character features
- Off road parking
- Potential to create a beautiful home
- Cottage garden
- No onward chain
- Chipping Campden School catchment



Guide Price £269,000

Unique opportunity to take on this property/plot and create a beautiful village home. The property has been in the same ownership for many years and now requires modernisation or, subject to consents a new dwelling on the site. With off road parking, two reception rooms, ground floor bathroom and kitchen. On the first floor there are three further rooms and a cloakroom. 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

Upon entering the gates there is off road parking and a pretty front garden. The door opens into a hallway with door to the ground floor bathroom. There is then a reception room which has been a ground floor bedroom, which in turn leads to another reception room and the kitchen. On the first floor there are three further rooms and a cloakroom.

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 C.

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

VIEWING: By Prior Appointment with the selling agent.

AGENTS NOTE

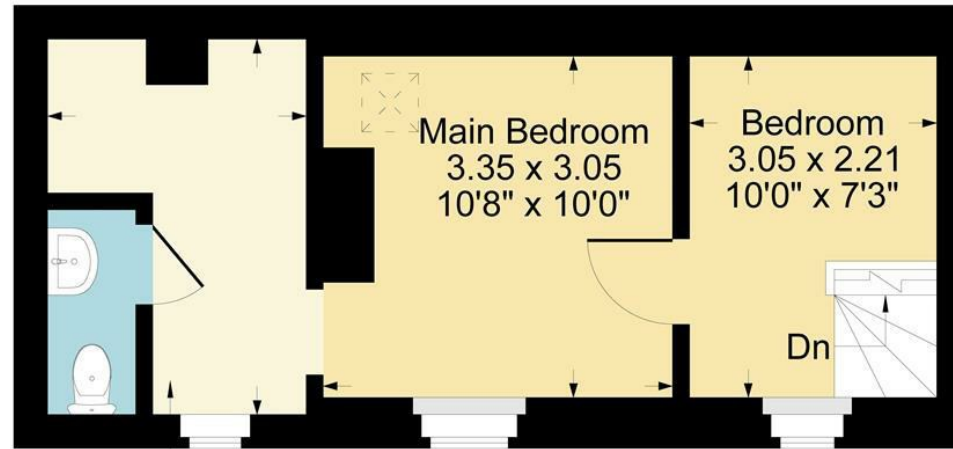
The property is set back from the road, and given its age, the road has been built up so that storm water has entered the property in the past.



The Cottage, Mickleton



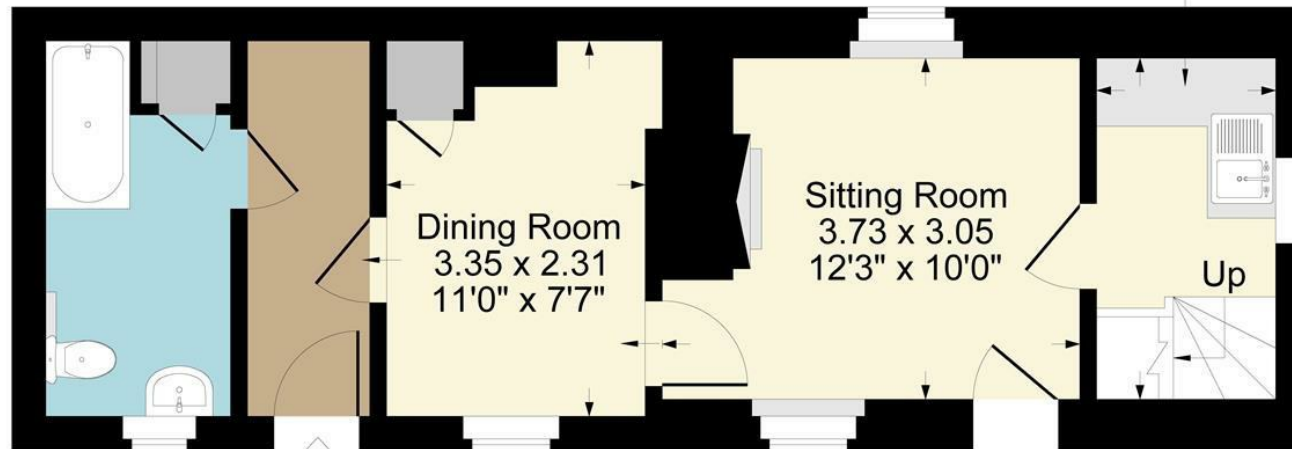
Approximate Gross Internal Area
 Ground Floor = 35.17 sq m / 379 sq ft
 First Floor = 24.93 sq m / 268 sq ft
 Total Area = 60.10 sq m / 647 sq ft
 Illustration for identification purposes only,
 measurements are approximate, not to scale.



Dressing Room
 3.38 x 2.31
 11'1" x 7'7"

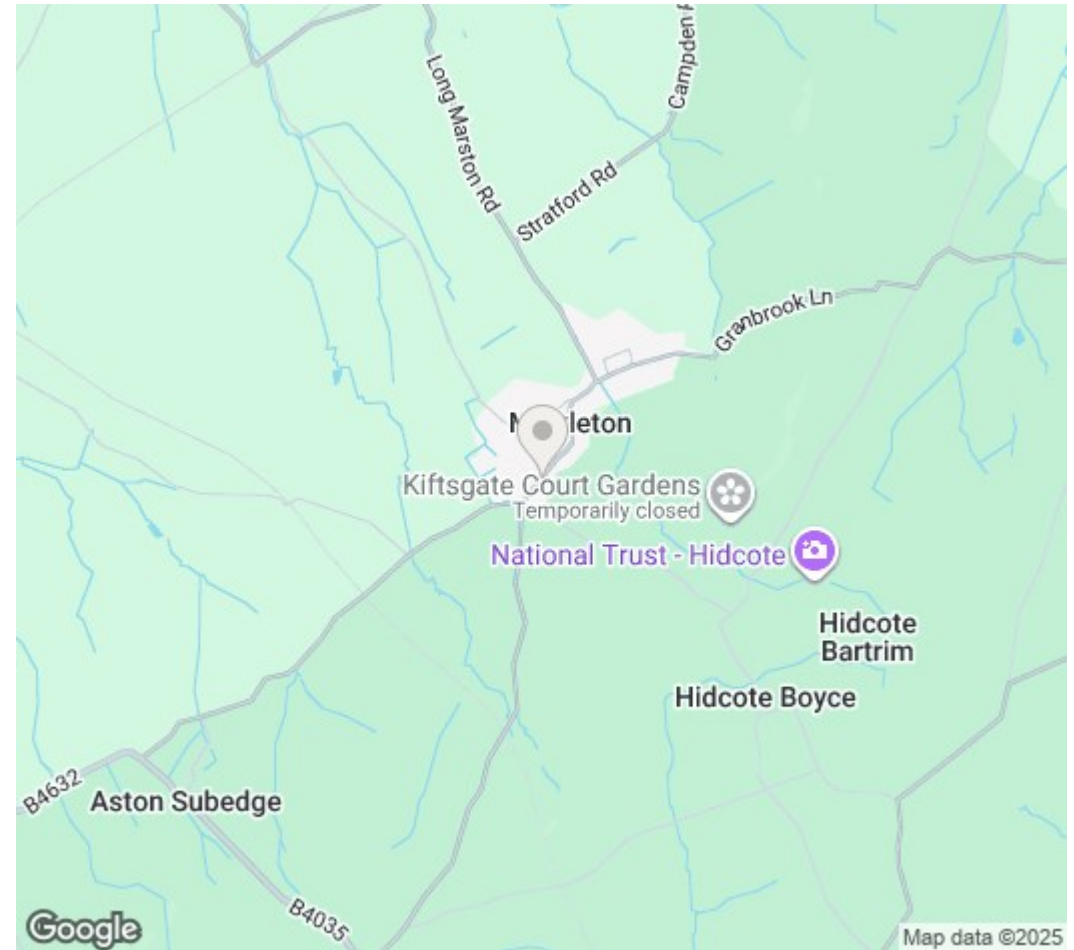
First Floor

Kitchen
 3.02 x 1.60
 9'11" x 5'3"



IN

Ground Floor



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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serving South Warwickshire & North Cotswolds

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