

Peter Clarke



63 Granbrook Lane, Mickleton, Glos., GL55 6TF

- Sitting Room with French doors
- Kitchen/diner
- Ground floor Shower Room
- External Utility Room
- Family Bathroom
- Front & Rear Gardens
- Driveway & large Garage
- No onward chain



£345,000

A light and airy three bedroom semi-detached family home. Sitting room with French doors. kitchen/diner, ground floor shower room, external utility room and family bathroom. Driveway parking, large garage, front and rear gardens.

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

This well presented, semi detached house was originally built as a farm workers' "cottage" in the 1950's. The property has been brought up to date over recent years and offers a light and airy living space for a young family. The house is within the catchment areas of Mickleton School and Chipping Campden School, both of which are highly regarded.

The property opens into a light filled entrance hall which leads into the spacious, double aspect living room with patio doors to the rear garden. The double aspect kitchen also leads from the entrance hall and is well equipped with floor and wall mounted cupboards, a double oven and ceramic hob and an island unit with seating space. In addition to the spacious kitchen there is a separate utility room. There is also a shower room on the ground floor. On the first floor there are three light and airy double bedrooms with built in cupboards plus a family bathroom with bath and shower.

Outside there is a graveled driveway with space to park two cars and a single garage, with a productive cherry tree in the front garden. The enclosed rear garden is a "blank canvas" for the keen gardener and has space for an outside office or garden room.

There is potential to extend the property, subject to planning consent. and has no onward chain.

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.

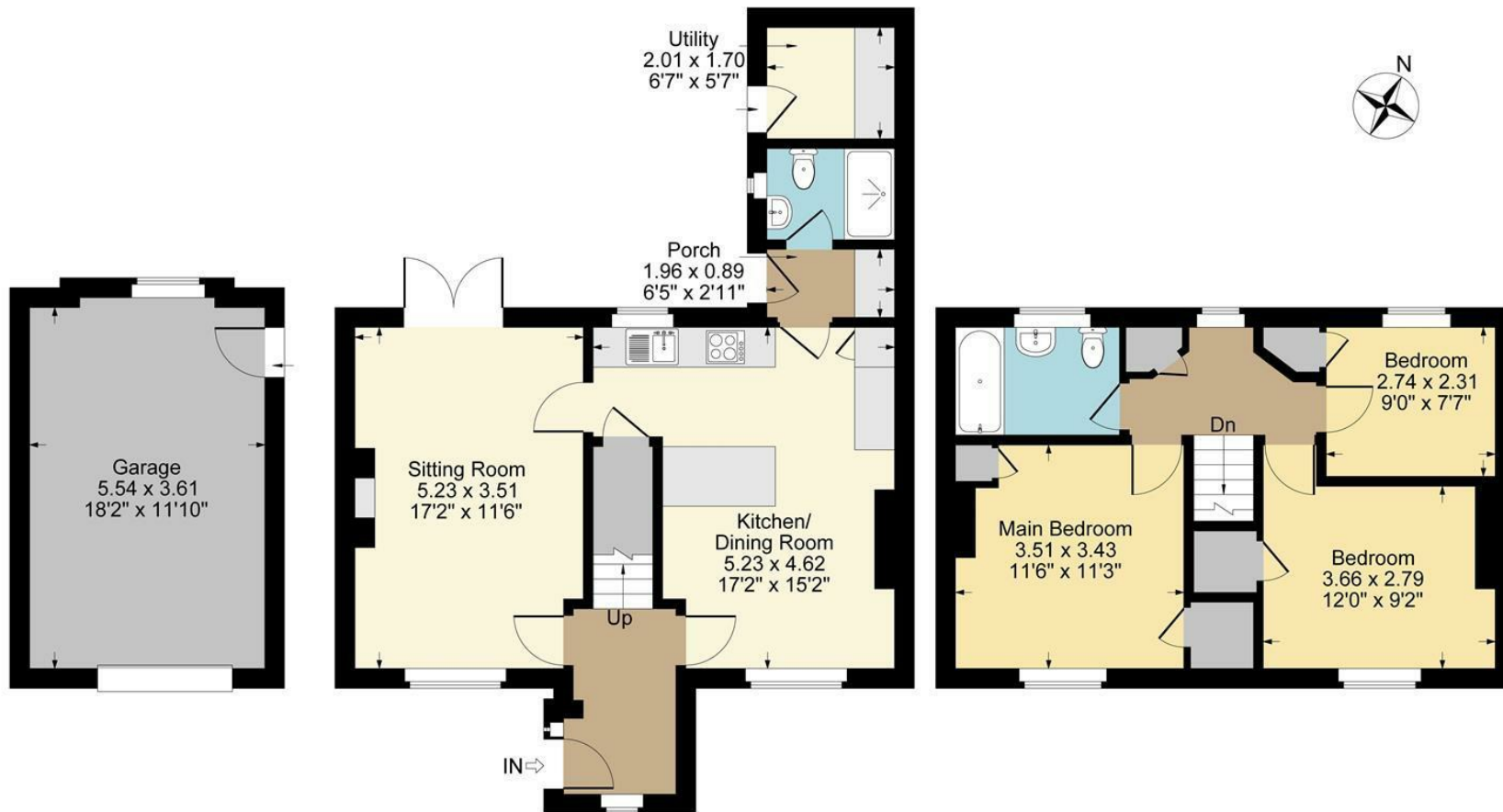
COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band D.

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

VIEWING: By Prior Appointment with the selling agent.



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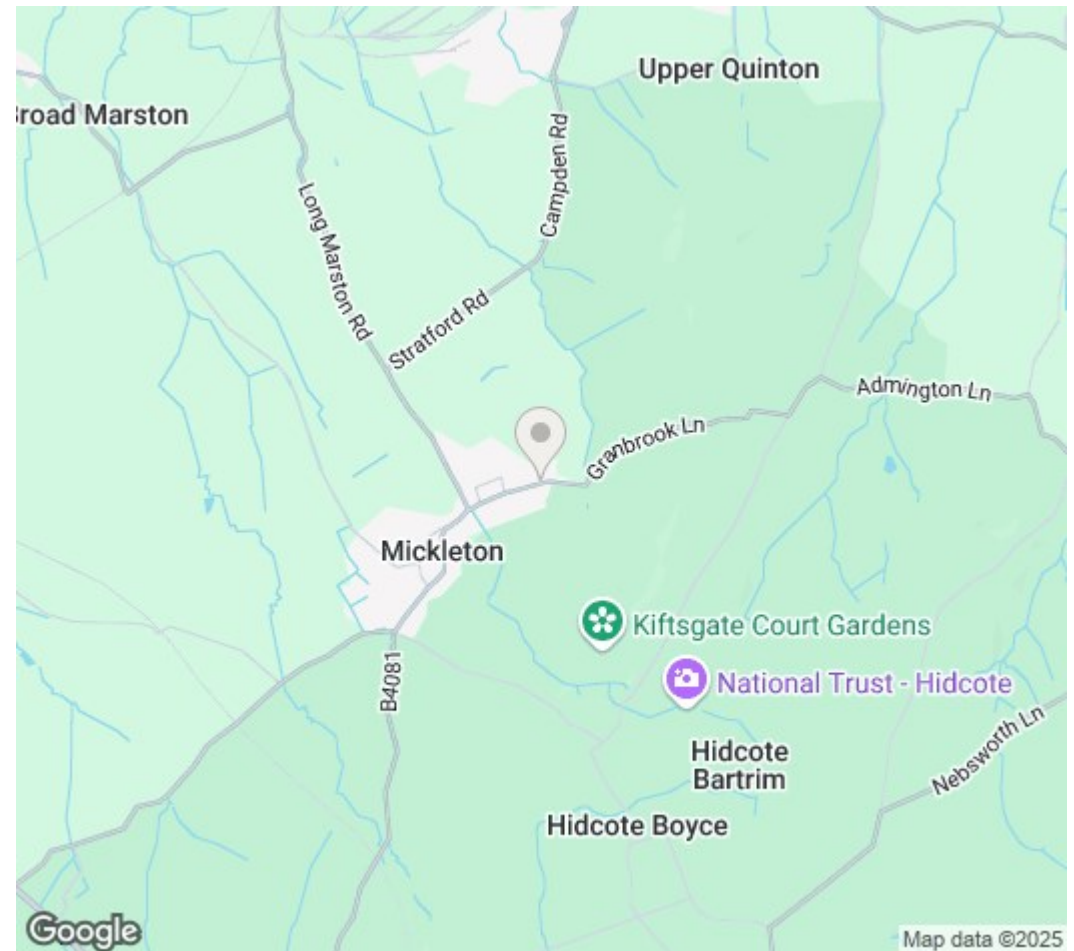
Garage

Ground Floor

First Floor

Approximate Gross Internal Area
 Ground Floor = 55.55 sq m / 598 sq ft
 First Floor = 43.32 sq m / 466 sq ft
 Garage = 20.28 sq m / 218 sq ft
 Total Area = 119.15 sq m / 1282 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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