

Peter Clarke



37 Meon Road, Mickleton, Chipping Campden, GL55 6TB

- Four double bedroom family home
- Sitting room with wood burner
- Family room with doors to the garden
- Modern fitted kitchen/diner
- Study
- Utility, shower room and laundry room
- First floor family bathroom and ensuite
- Driveway parking



Offers Over £510,000

Beautifully presented four bedroom family home. Much improved by the current owners with under floor heating throughout, modern fitted kitchen, wood burning stove and an ensuite to the main bedroom. Spacious hallway with boot room, Laundry room, ground floor shower room, study, utility, kitchen/diner, sitting room and family room all on the ground floor. On the first floor there are four double bedrooms, family bathroom and ensuite.

MICKLETON

An attractive village and offers a good range of local amenities including General Stores, Butchers, Primary School, two Inns, Hotel and historic Church. The sought after Cotswold village of Chipping Campden lies approximately three miles distant, renowned for its quaint High Street shops and pubs, whilst Moreton in the Marsh (11 miles distant) and Honeybourne (3 miles) have main line railway stations providing regular services to London. The historic town of Stratford upon Avon is just under nine miles drive offering a comprehensive range of cultural, social and recreational amenities.

ACCOMMODATION

The front door opens into a spacious hallway with a useful boot room. The garage has been converted into a laundry room and beyond lies the shower, study and utility rooms. To the rear is the Kitchen/diner with integrated dishwasher and range cooker and a breakfast bar for social suppers. In addition there is a family room with doors opening onto the rear garden, and at the front a lovely sitting room with wood burning stove. On the first floor there are three double bedrooms all with built in wardrobes, family bathroom and the main bedroom with ensuite. Outside there is parking for several cars and side access to the rear garden which has been landscaped by the current owners to provide both entertaining space and lawn for children to play.

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.

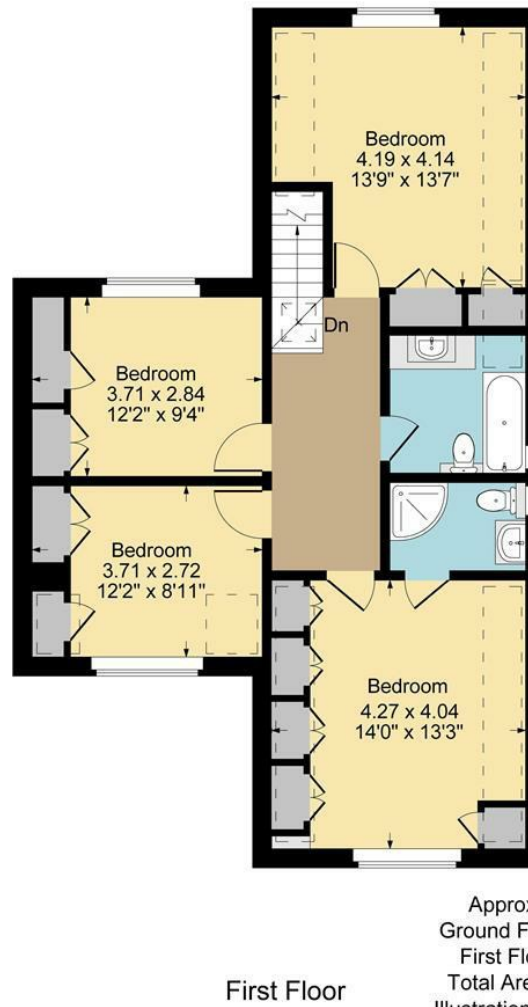
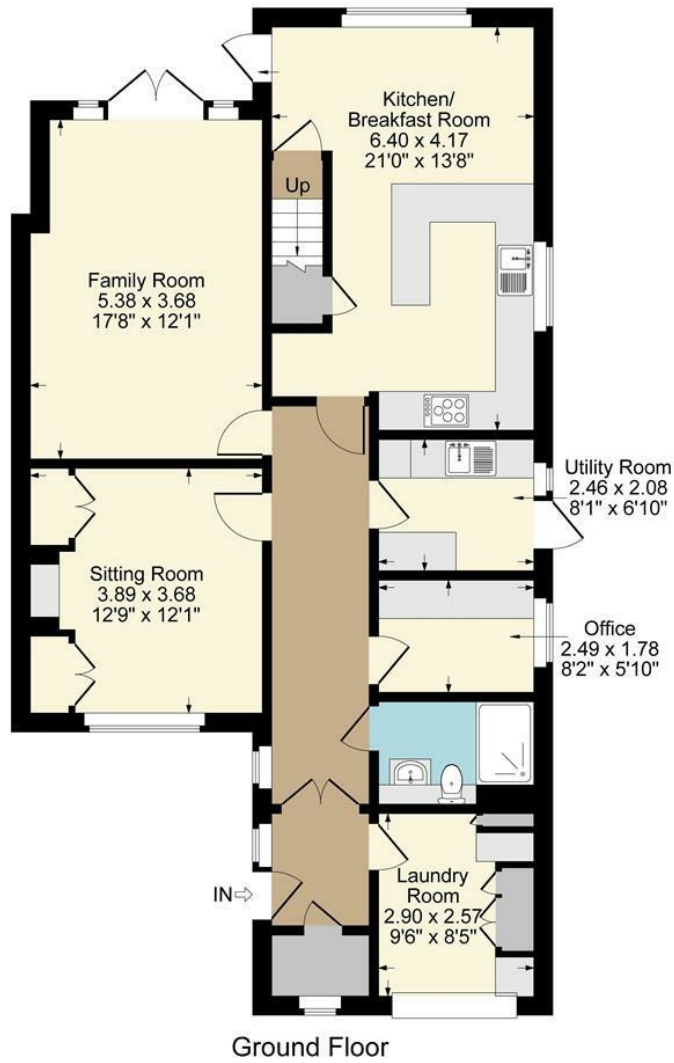
COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band D.

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

VIEWING: By Prior Appointment with the selling agent.



37 Meon Road, Mickleton



Approximate Gross Internal Area
Ground Floor = 99.71 sq m / 1073 sq ft
First Floor = 74.50 sq m / 802 sq ft
Total Area = 174.21 sq m / 1875 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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