

Peter Clarke



2 Long Marston Lane, Mickleton, Chipping Campden, GL55 6ST

£345,000

Two bedroom semi detached home which has been extended and improved by the current owners. Two reception rooms, kitchen/diner and cloakroom. Two first floor bedrooms and family bathroom. The property sits on a wide plot with driveway parking for a number of cars and garden which overlooks farmland. No onward chain.



MICKLETON is 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) with main line railway station 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.

HALL

DINING ROOM With vaulted ceiling and bi-fold doors.

CLOAKROOM W/c and hand basin.

KITCHEN/BREAKFAST ROOM With a wide range of wall and base units. Ceramic sink with boiling tap. Full height fridge, freezer and pantry cupboard. Gas range cooker.

SITTING ROOM Triple aspect with French doors opening onto the garden, fireplace with wood burning stove.

BEDROOM Dual aspect double bedroom with built in storage.

BEDROOM Double bedroom with views to the rear. Feature fireplace and airing cupboard.

BATHROOM With separate shower, corner bath, w/c, hand basin and heated towel rail.

OUTSIDE There is driveway parking for a number of cars to the front of the property. The garden sits to the side and rear of the property and is mainly laid to lawn. There is a large shed at the bottom of the garden and it backs onto paddocks from Pages farm shop.

GENERAL INFORMATION

TENURE The property is understood to be freehold although we have not seen evidence. This should be checked by your solicitor before exchange of contracts.

SERVICES We have been advised by the vendor that mains gas, electricity and water are connected, although this should be checked by your solicitor. The property has gas central heating.



RIGHTS OF WAY The property is sold subject to and with the benefits 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: B. A full copy of the EPC is available at the office if required.

DIRECTIONS: From our offices on the High Street in Chipping Campden head north onto the Aston Road and on the outskirts of the town take the right hand turn signposted Mickleton and Stratford on Avon(B4081). On arriving in Mickleton take the 2nd exit at the mini roundabout onto the High Street. Head along the High Street through the village and at the next mini roundabout take the 1st exit onto the Stratford Road. Proceed out of the village and continue Straight at the bend by Pages Farm Shop. The property is the second on the left identified by our For Sale board.

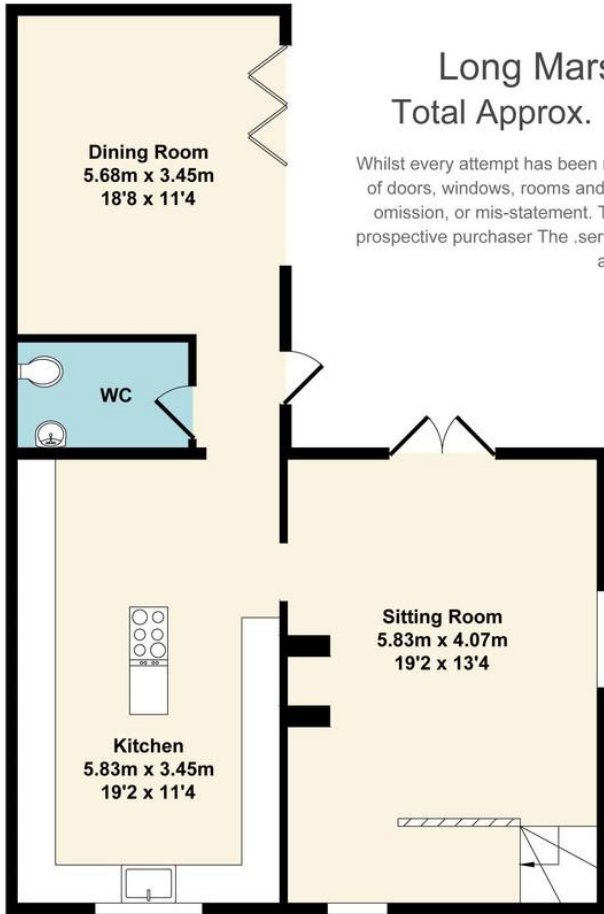
VIEWING: By Prior Appointment with the Selling Agents.

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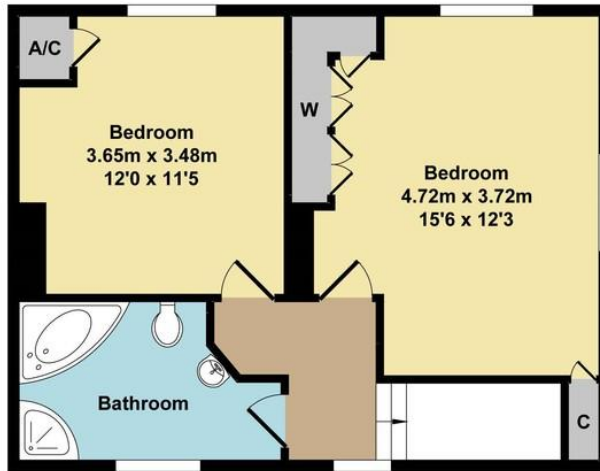
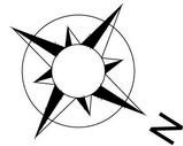


Long Marston Lane, Mickleton, GL55 6ST
 Total Approx. Floor Area 108.90 Sq.M. (1172 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Ground Floor
 Approx. Floor Area 64.50 Sq.M.
 (694 Sq.Ft.)



First Floor
 Approx. Floor Area 44.40 Sq.M.
 (478 Sq.Ft.)

DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that (i) 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; (ii) 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 representations 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. (iii) we have not carried out a detailed survey and/or tested services, appliances and specific fittings. (iv) 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 (v) 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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Peter Clarke

Six offices serving South Warwickshire & North Cotswolds