



VAUGHANREYNOLDS
ESTATE AGENTS

3 Mattock Mews
Mickleton, Chipping Campden, GL55 6UF



Property Description

Occupying a premium position at the head of a private drive, boasting uninterrupted views to front towards the adjoining farmland and Meon Hill in the distance, this impressive modern home forms part of the popular Cala development in Mickleton, a charming village towards the edge of the Cotswolds.

The stylishly appointed accommodation has retained its 'new feel' with a timeless choice of kitchen and bathroom fitment, which should appeal to a wide demographic of buyer. The versatile layout helps enhance the lifestyle and living options, affording valuable home office space if required.

Viewing is strongly recommended to fully appreciate the standard and scale of accommodation on offer, which in brief comprises: Entrance Hall with stairs rising to the upper floor, guest cloaks and WC off and glazed panel doors to a generous through lounge with karndean flooring throughout. There is a window to front and French door set to rear, leading to the garden.



The impressive open-plan kitchen family and dining room is filled with natural light through dual aspect windows and a velux roof light. The kitchen area is beautifully appointed with a comprehensive range of storage, modern door fronts and quartz work surfaces over. The bank of Siemens appliances includes a five-ring hob, extractor, two ovens, warming drawer, wine cooler, fridge, freezer and dishwasher.

There is a breakfast bar for occasional dining, a relaxed seating/tv area and space for more formal dining.





A useful utility/boot room then completes the ground floor accommodation.

To the first floor, a central landing provides access to a well-equipped principal bathroom and three bedrooms, including the master which boasts a walk-in dressing room and equally well-appointed en-suite shower room. There are two further double bedrooms and a shower room to the second floor.

Externally, the due west facing garden has been tastefully landscaped to provide a paved seating area for alfresco dining, which overlooks an area of lawn, planted beds and mature espalier trees to boundary providing a good level of privacy. There is also a hard standing with pergola over - an ideal space for a hot tub.

A personnel gate to side leads to a double tandem driveway, providing ample off-road parking and access to a detached double garage, complete with power and lighting. Access to the countless rural walks are only moments away, so an ideal environment for dog owners and those wishing to enjoy country pursuits.



Location

A picturesque and desirable village, Mickleton combines chocolate-box, black and white cottages with characterful, thatch-topped stone buildings. Tucked away in beautiful Cotswold countryside, it is surrounded by miles of leafy lanes and open fields to the South of Stratford-upon-Avon and East of Evesham. Mickleton's wide range of amenities include general food store, butcher, two churches, two highly regarded pubs and the Three Way House Hotel, famed for the 'Pudding Club'.



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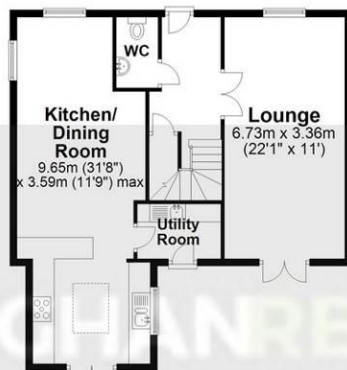
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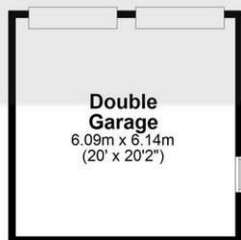
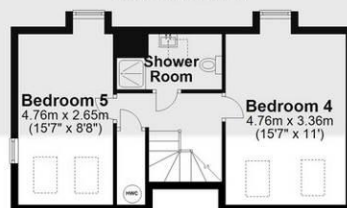
Ground Floor
Approx. 71.1 sq. metres (765.6 sq. feet)



First Floor
Approx. 62.0 sq. metres (667.1 sq. feet)



Second Floor
Approx. 42.9 sq. metres (461.3 sq. feet)



Total area: approx. 176.0 sq. metres (1894.0 sq. feet)

This plan is for layout guidance only and not drawn to scale unless stated. Window and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100
(92-100)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

GENERAL INFORMATION

Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

Agents Note: We have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate.

Fixtures and Fittings: All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

Tenure: The property is Freehold with vacant possession upon completion of the purchase.

Services: All mains services are understood to be connected to the property.

Annual Development Service Charge: Approx. £250 p.a.

Local Authority: Cotswold District Council. Council Tax Band G.

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