



Nursery Close, Chipping Campden, GL55 6TX

Guide price £400,000

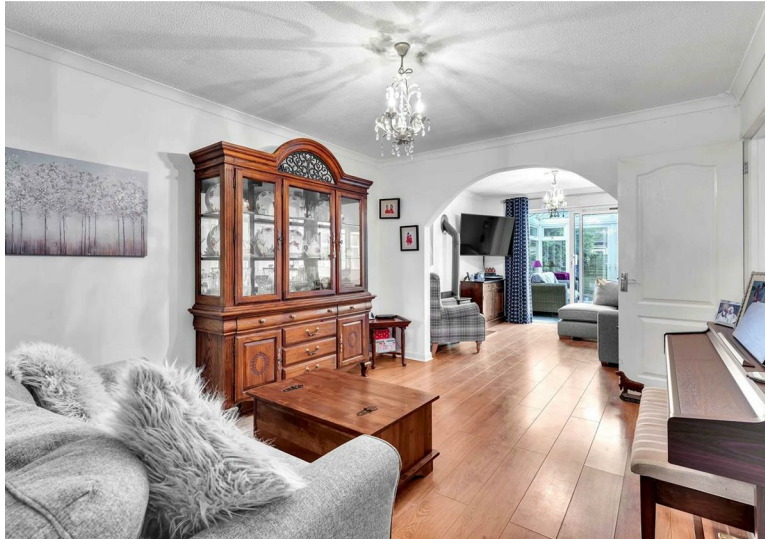
**KING**
HOMES

1354 Sq Ft Total Approx BEAUTIFULLY PRESENTED detached family home located in the popular village of Mickleton, having THREE spacious double bedrooms and highly versatile living space. This attractive and generously proportioned detached property offers stylish and spacious living accommodation arranged over two floors and occupies a plot comprising of a spacious driveway, and rear garden with lawned and patio/entertaining areas.

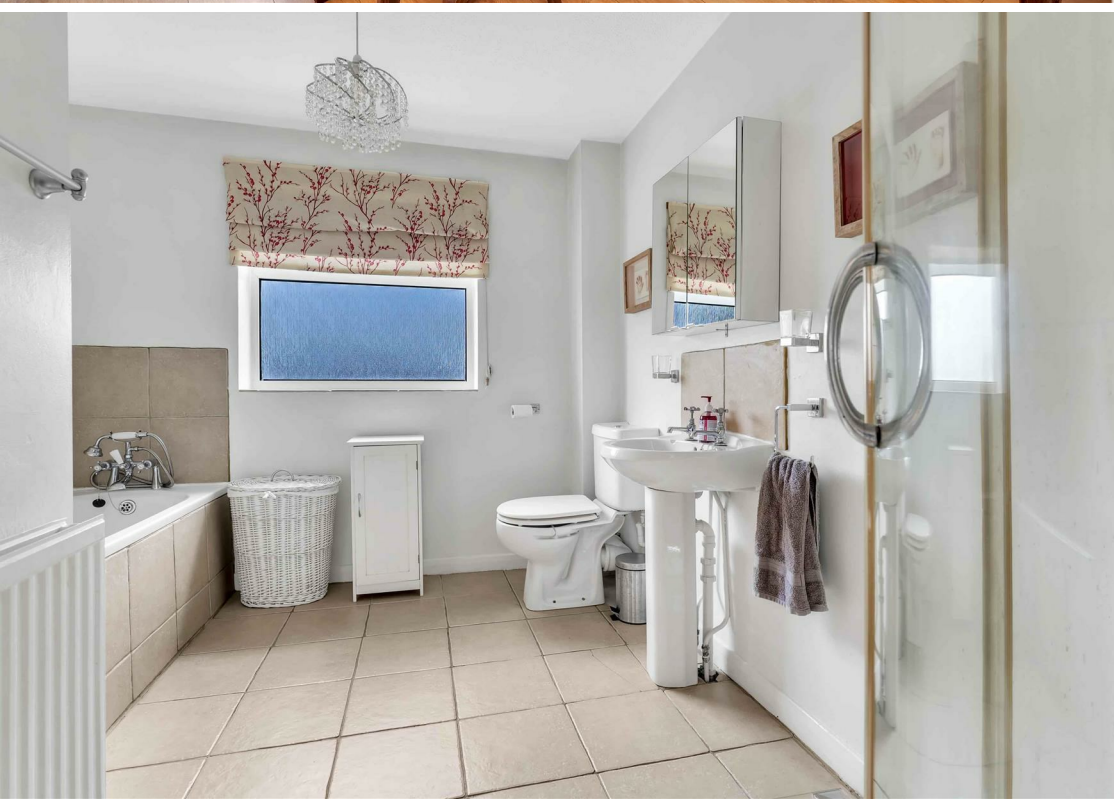
The internal accommodation briefly comprises; Entrance porch, downstairs WC, leading into the spacious living area with feature fire, kitchen / diner, dining room, conservatory leading to the rear garden. To the first floor there are three excellent size bedrooms the master having an ensuite shower, and a generous sized four piece family bathroom with separate bath and shower. To the outside is a private mature rear garden features patio area for entertaining and a well maintained lawn with mature trees and shrubbery to the borders. Off road parking at the front with side gate access to the garden

The property will make a fantastic family home and further benefits from double glazing, mains gas central heating. Viewing is highly recommended

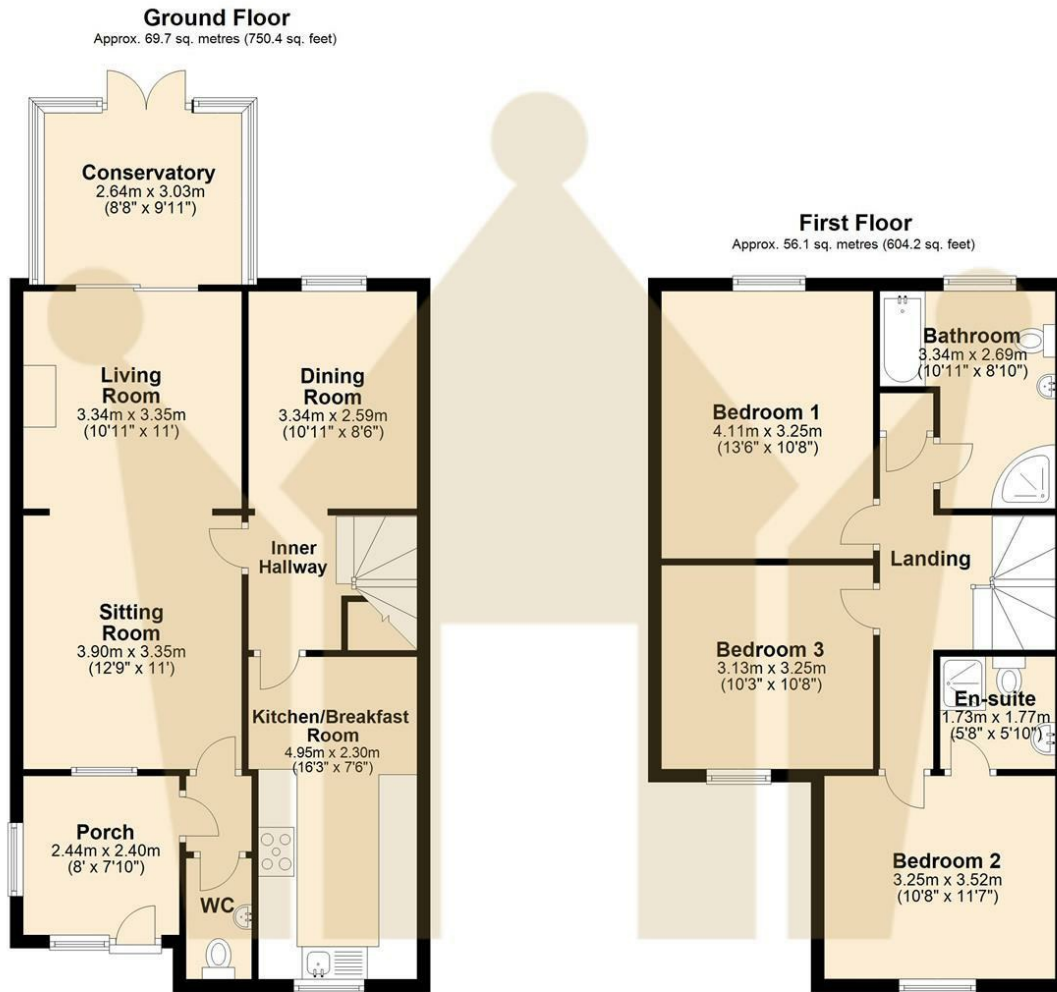
Location - The village of Mickleton benefits from a range of local amenities such as a convenient village store, traditional local butchers and farm shop, and it also has two pubs: The Kings Arms and The Butchers Arms. The Three Ways House Hotel is home of the world famous Pudding Club and some private houses also offer Bed & Breakfast. Mickleton has an Anglican Church, a Methodist Chapel and a good ofsted primary school.



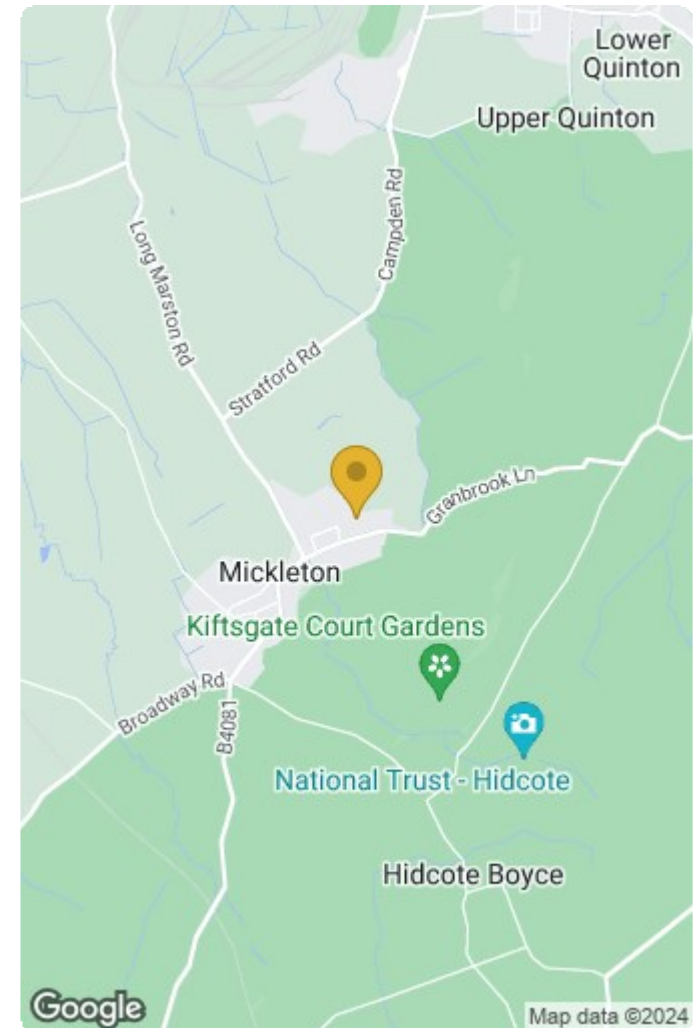
Porch	8'0" x 7'10" (2.44m x 2.40m)
WC	
Sitting Room	12'9" x 10'11" (3.90m x 3.35m)
Living Room	10'11" x 10'11" (3.34m x 3.35m)
Conservatory	8'7" x 9'11" (2.64m x 3.03m)
Dining Room	10'11" x 8'5" (3.34m x 2.59m)
Inner Hallway	
Kitchen / Breakfast Room	16'2" x 7'6" (4.95m x 2.30m)
Landing	
Bedroom One	10'7" x 11'6" (3.25m x 3.52m)
En-Suite	5'8" x 5'9" (1.73m x 1.77m)
Bedroom Two	13'5" x 10'7" (4.11m x 3.25m)
Bedroom Three	10'3" x 10'7" (3.13m x 3.25m)
Bathroom	10'11" x 8'9" (3.34m x 2.69m)







Total area: approx. 125.9 sq. metres (1354.7 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		65	83
	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
	EU Directive 2002/91/EC		