



Peter Clarke

Garden Cottage, High Street, Mickleton, Chipping Campden, GL55 6RX

- Delightful two bedroom bungalow
- Living Room
- Kitchen/breakfast room
- Two double bedrooms
- Family bathroom and en-suite
- Private enclosed garden
- Off road parking



£310,000

Two double bedroom bungalow with private garden. Garden Cottage has a spacious hallway, kitchen/breakfast room, two double bedrooms and a sitting room with doors opening onto the private garden which is fully enclosed. There is a large loft which has the potential subject to consents to create additional accommodation. This property is immaculately presented and offered with no onward chain.

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

The front door opens into a spacious hallway with doors off to principal rooms. The kitchen/breakfast room has a range of wall and base units with granite work surface and Belfast sink. There is an integrated gas hob, oven, fridge and washing machine. There is a double bedroom with three storage cupboards/wardrobes. The bathroom has been updated and the bath replaced with a walk in shower cubicle, w/c and hand basin with cupboards below. The second double bedroom is currently furnished as a dining room. Lovely dual aspect sitting room with French doors leading out to the garden. The property is located in a small development with allocated parking for each property as well as visitors parking. There are communal grounds that can be enjoyed by the residents, but Garden Cottage is one of the few properties to have its own private garden which is fully enclosed and has a summerhouse as well as shed.

GENERAL INFORMATION

TENURE: The property is held on a 999 year lease from 2004 with the owners of each of the properties on the development having a share in the Management Company, Mickleton House management Co. who owns the freehold interest. A service charge is levied for the maintenance and upkeep of the communal areas and ground and currently amounts to £951.96 per annum. This information 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 C

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

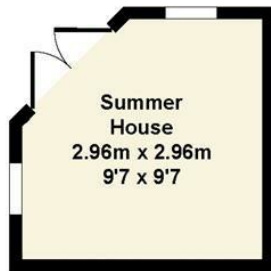
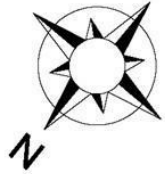
VIEWING: By Prior Appointment with the selling agent.



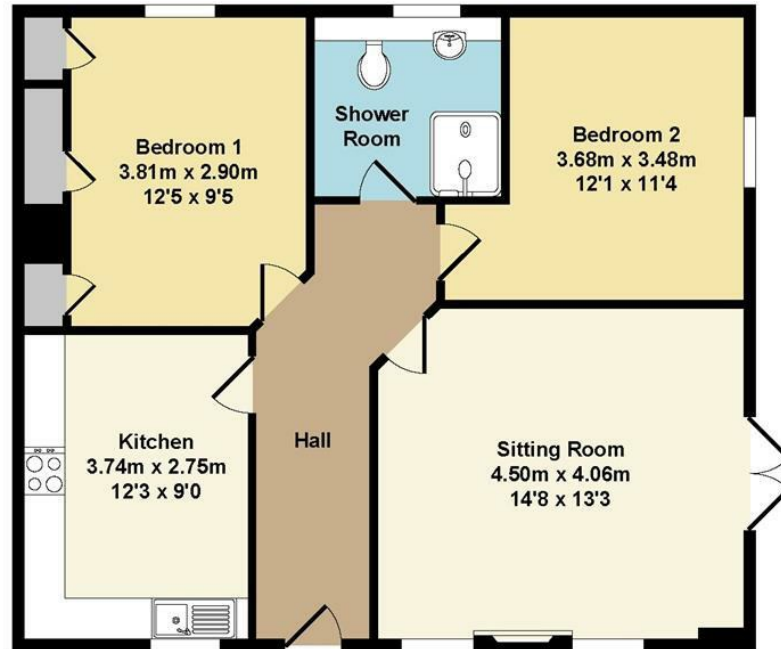
Garden Cottage, Mickleton

Total Approx. Floor Area 112.0 Sq.M. (1206 Sq.Ft.)

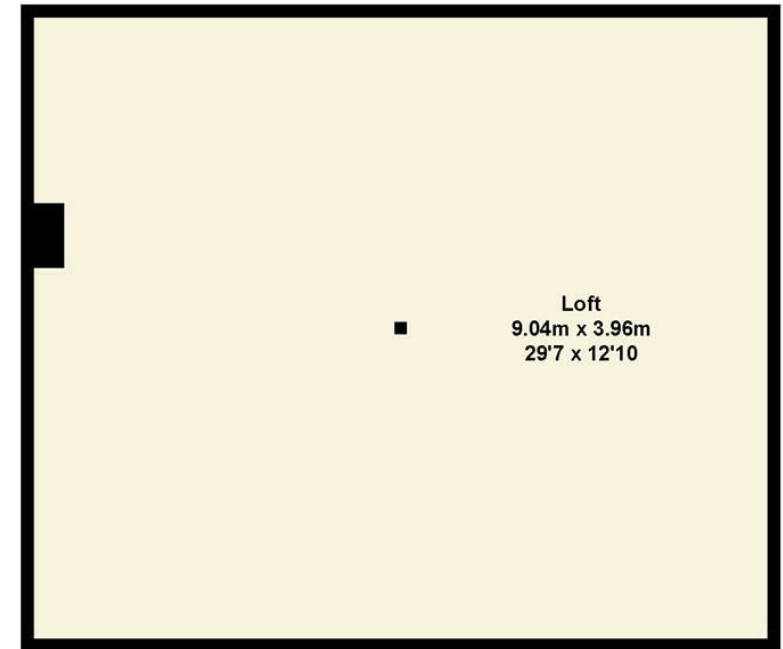
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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.



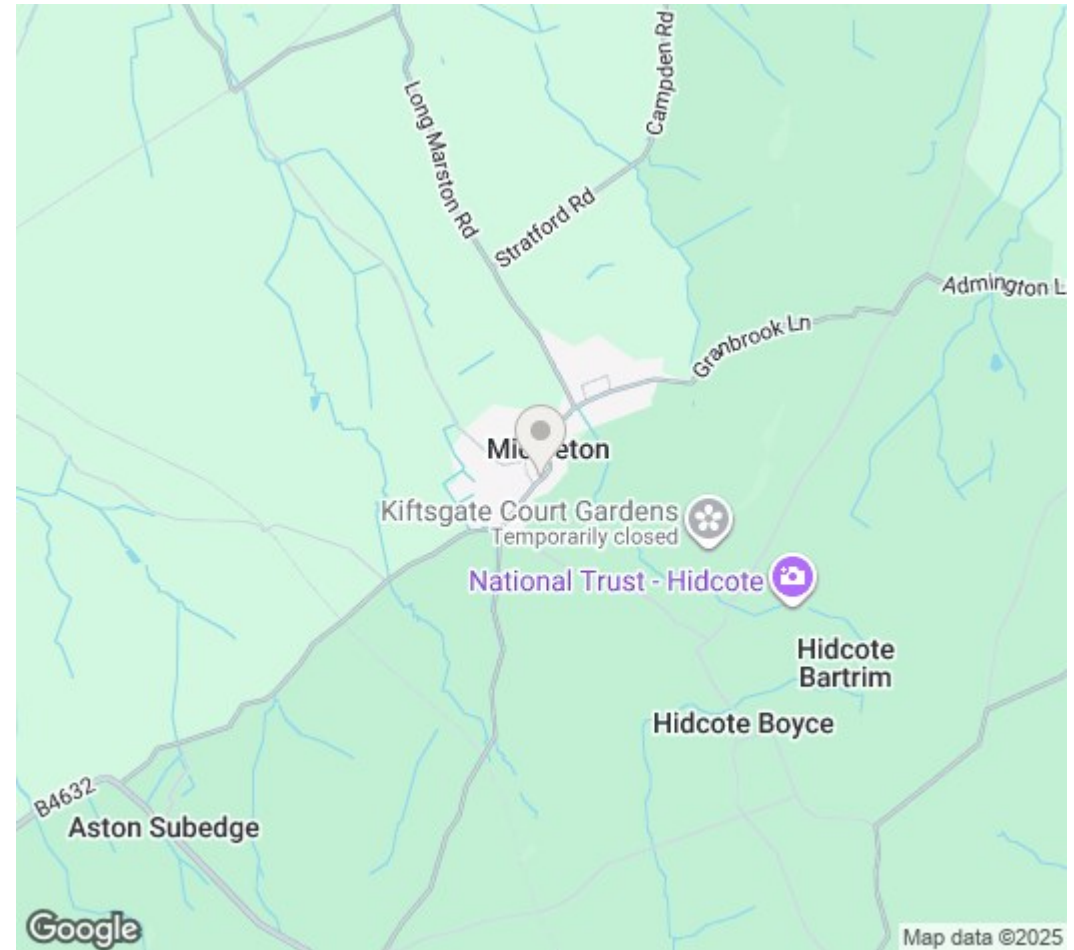
Summer House
Approx. Floor
Area 8.0 Sq.M.
(86 Sq.Ft.)



Ground Floor
Approx. Floor
Area 68.0 Sq.M.
(732 Sq.Ft.)



Loft
Approx. Floor
Area 36.0 Sq.M.
(388 Sq.Ft.)



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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serving South Warwickshire & North Cotswolds

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