

21 Glass House Road, Mickleton, Chipping Campden, GL55 6PF

- Attractive stone-built detached home
- Generous and well-proportioned eccommodation
- Spacious reception areas
- Stunning open plan kitchen/family area
- Utility room and downstairs cloakroom
- Five first floor bedrooms
- Main bedroom with dressing area and ensuite
- Attractive landscaped gardens
- Double garage and driveway parking

5 3 3

£885,000

An attractive traditional stone-built property offering well-proportioned accommodation arranged over two floors. The home benefits from a welcoming frontage, established shrubs and planting, and a paved driveway providing off-road parking. With versatile reception space, including the light and spacious kitchen/family room with bifold doors to the garden, five bedrooms to the first floor and a practical layout, the property presents an appealing opportunity for family living, whilst its attractive exterior and setting add to its overall charm.

ACCOMMODATION

Upon entering the property, you are welcomed into a central entrance hall providing access to the principal ground floor accommodation and staircase to the first floor. The property offers generous reception space, ideally suited to both everyday family living and entertaining. The living room provides a comfortable setting in which to relax, whilst the additional reception/dining space offers great versatility. The kitchen/family room provides a great space for day-to-day living, with bi folding doors onto the garden, and a useful utility room with access directly from the driveway.

The first floor comprises a wrap around landing leading to the bedrooms and family bathroom. The principal bedroom having a dressing room and en-suite. The second bedroom also having an ensuite and the further three bedrooms all having built in wardrobes providing flexibility for family living, guest accommodation or home working.

OUTSIDE

The property boasts an attractive stone-built frontage, complemented by neatly maintained shrubs and planting, with a paved driveway providing off-road parking. To the rear, a generous enclosed garden is predominantly laid to lawn, with a paved patio ideal for outdoor dining and entertaining, and established planted borders. The detached double garage provides useful additional storage having both power and light.

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, electricty and water 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.

BROADBAND/MOBILE COVERAGE: Broadband: Ultrafast Available (Checked on Ofcom Nov 26) | Minimum Mobile Coverage: 70% O2 (Checked on Ofcom Nov 26)

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

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

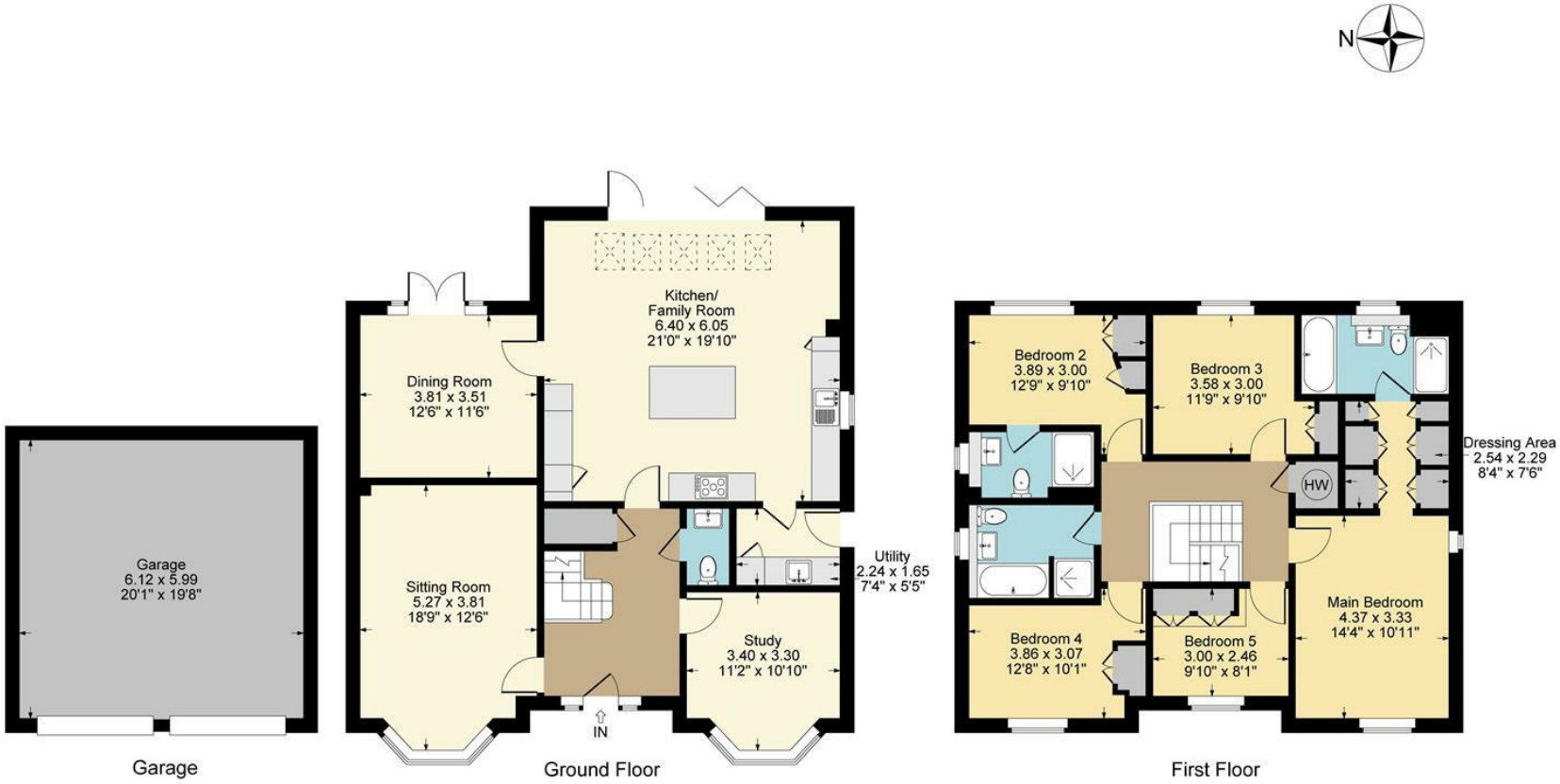
VIEWING: By Prior Appointment with the selling agent.







21 Glass House Road, Mickleton



Approximate Gross Internal Area
Ground Floor = 103.30 sq m / 1112 sq ft
First Floor = 87.97 sq m / 947 sq ft
Garage = 36.69 sq m / 395 sq ft
Total Area = 227.96 sq m / 2454 sq ft
Illustration for identification purposes only,
measurements are approximate, not to scale.







DISCLAIMER: HMR Homes Limited t/a Peter Clarke in association with Winkworth 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 HMR Homes Limited t/a Peter Clarke in association with Winkworth 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.