16 Sovereign Fields, Mickleton, Chipping Campden, GL55 6RG

- Three bedroom terraced home
- Fitted kitchen with integrated appliances
- Dual aspect sitting room
- Main bedroom with ensuite
- Family bathroom
- Garden with rear access
- Garage
- Chipping Campden school catchment
- No onward chain

3 2 1

Guide Price £335,000

Sovereign Fields is a small development of modern houses. The close is well located just behind the primary school and within walking distance of the village amenities including the pubs, shop and primary school. The house is located towards the end of the close which is no-through.

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 3 miles away which is renowned for its quaint High Street shops and pubs. Mickleton is also in the catchment area for Chipping Campden School. The picturesque village of Broadway is 6.5 miles away. Regular main line services to London can be found at Honeybourne 3 miles distance and Moreton in Marsh 11 miles distance. The historic town of Stratford upon Avon is just under 9 miles drive away offering a comprehensive range of cultural, social and recreational amenities.

ACCOMMODATION
The front door opens into the hallway with doors to the ground floor rooms and stairs to the first floor. The is a cloakroom with w/c. The sitting/dining room is dual aspect with picture window to the front and French doors to the rear. There is a fitted kitchen with integrated appliances. On the first floor the main bedroom have an ensuite shower room, and there are two further bedrooms and a family bathroom. The property has a small front garden with path leading to the front door. The rear garden is mainly laid to lawn and there is a rear gate offering access from the garden. There is a single garage located within a block to the right-hand-side of the terrace.

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, electric 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.

LISTED: No

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

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

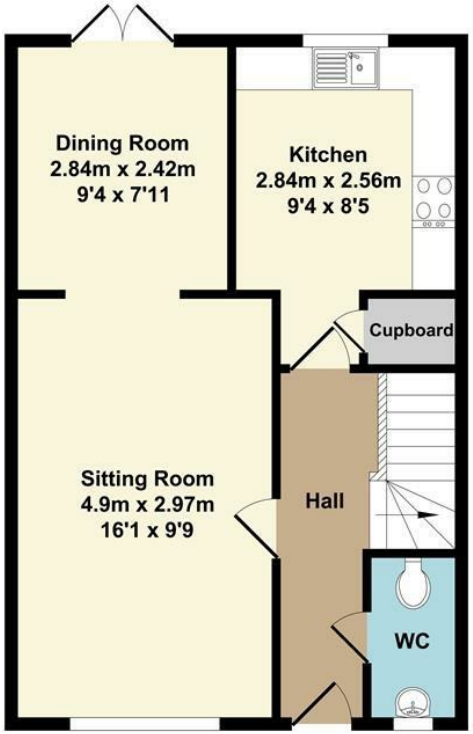
CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: B. A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the selling agent.

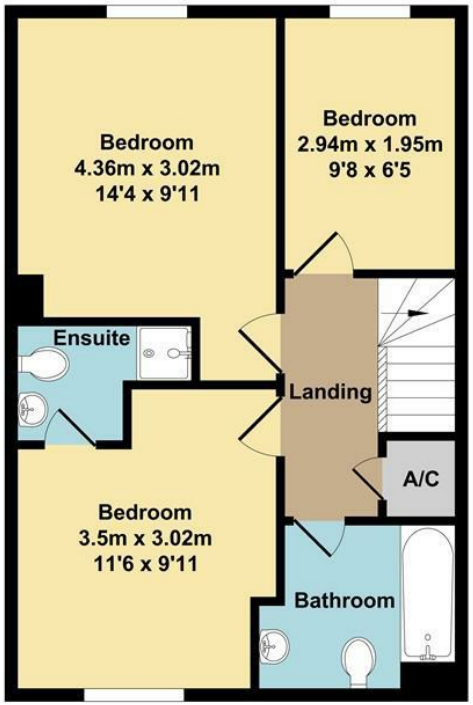
16 Sovereign Fields

Total Approx. Floor Area 80.12 Sq.M. (862 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 appliance shown have not been tested and no guarantee as to their operability or efficiency can be given



Ground Floor
Approx. Floor
Area 40.06 Sq.M.
(431 Sq.Ft.)



First Floor
Approx. Floor
Area 40.06 Sq.M.
(431 Sq.Ft.)

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Peter Clarke
Winkworth