

Peter Clarke

IN ASSOCIATION WITH

Winkworth



2 Tadpole Cottages, Chapel Lane, Mickleton, Gloucestershire, GL55 6SD

- Two bedroom cottage
- Kitchen/diner
- Dual aspect sitting room
- Bathroom with shower over bath
- Enclosed rear garden
- Outbuildings
- Driveway parking for several cars
- Number one and two could be purchased as one lot.



£300,000

Two bedroom semi detached Cottage with parking, enclosed rear garden and outbuildings. Kitchen/diner and sitting room on the ground floor. Two bedrooms and a family bathroom on the first. Both number 2 and the adjoining cottage are for sale and could be purchased in one lot as a complete project. 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 away) and Honeybourne (3.7 miles away) both have main line railway stations with 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 open into hallway with stairs to the first floor. The sitting room is dual aspect at the front of the The Cottage. At the rear is a kitchen diner with door out to the garden. On the first floor there are two bedrooms and a family bathroom. Outside property has driveway parking for a number of cars and a side gate leads to the enclosed rear garden which is mainly laid to lawn. At the end of the garden as a range of useful brick out buildings.

### GENERAL INFORMATION

**TENURE:** The property is understood to be freehold. This 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:** D. A full copy of the EPC is available at the office if required.

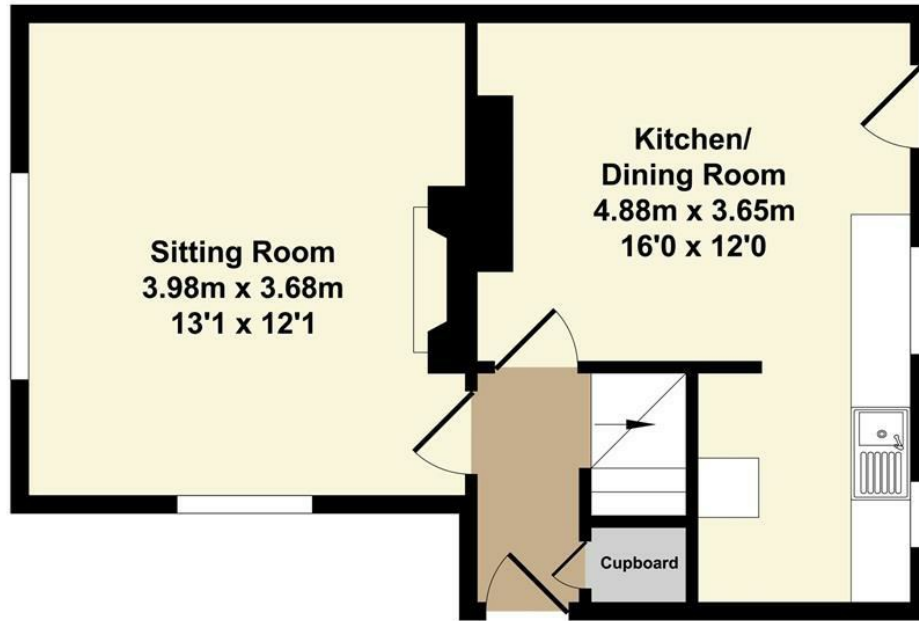
**VIEWING:** By Prior Appointment with the selling agent.



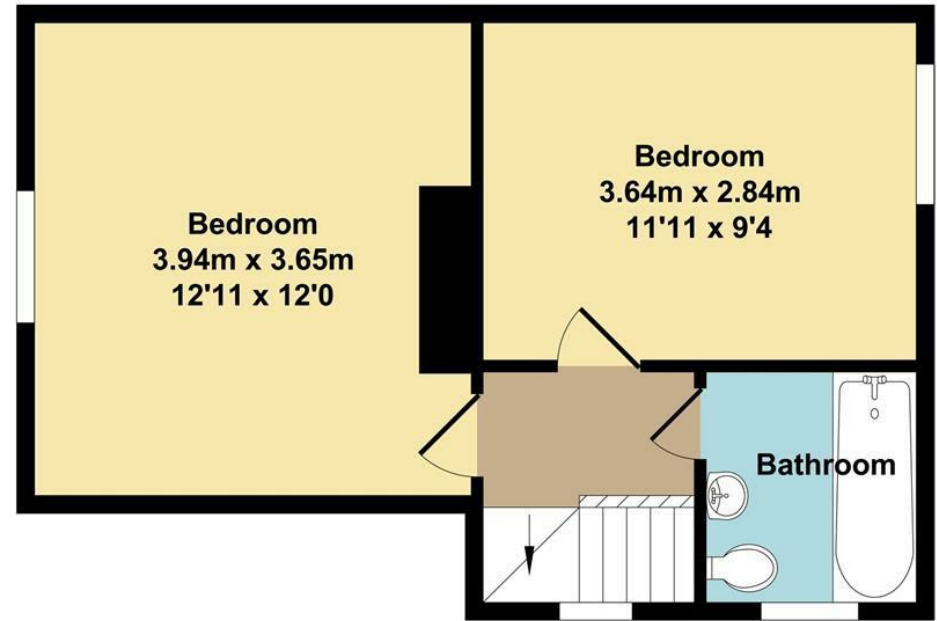
# Tadpole Cottages

Total Approx. Floor Area 65.70 Sq.M. (707 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 32.85 Sq.M.  
(354 Sq.Ft.)



First Floor  
Approx. Floor  
Area 32.85 Sq.M.  
(354 Sq.Ft.)





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