30 Cotswold Edge, Mickleton, Chipping Campden, Gloucestershire, GL55 6TR

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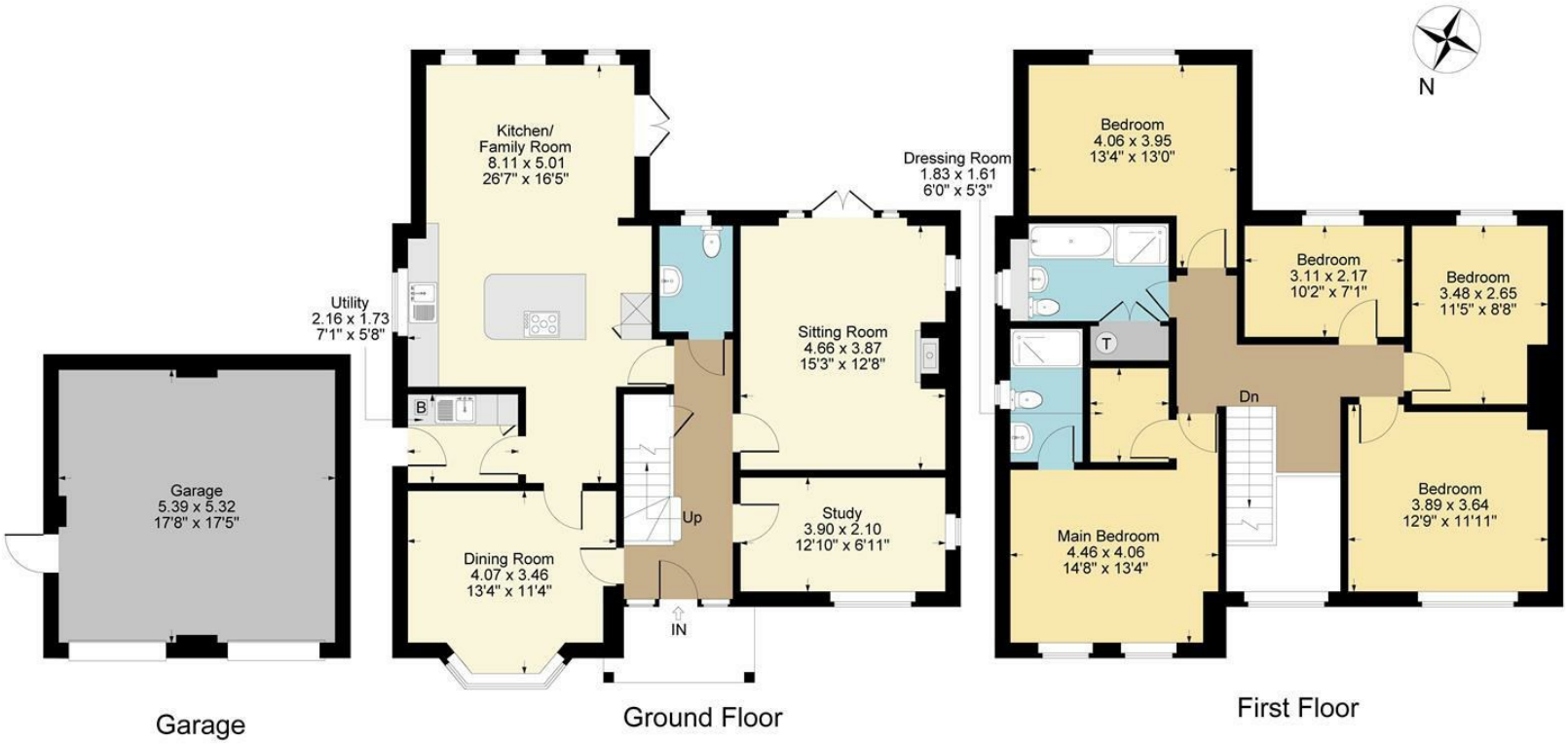

Approximate Gross Internal Area
Ground Floor = 92.89 sq m / 1000 sq ft
First Floor = 87.41 sq m / 941 sq ft
Garage = 28.67 sq m / 309 sq ft
Total Area = 208.97 sq m / 2250 sq ft

Illustration for identification purposes only,
measurements are approximate, not to scale.

- Five bedroom detached home
- Three reception rooms
- Kitchen/family room
- Main bedroom suite with walk in wardrobe
- Front and rear gardens
- Double garage
- Driveway parking
- NO CHAIN

5 2 3

Guide Price £855,000

A beautifully presented five bedroom detached home with a lovely spacious atrium hallway. The ground floor has flowing accommodation which includes sitting room, dining room, study, kitchen/family room, cloakroom and utility. On the first floor there are five bedrooms including the main bedroom with en-suite and a walk in wardrobe. There is also a family bathroom. Outside there is a double garage with driveway parking and beautiful landscaped gardens. The property is offered for sale with NO 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 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.

HALL

The front door opens into a spacious atrium hallway with under stairs cupboard, doors off to principal rooms and stairs to the first floor.

DINING ROOM

The front door opens into a spacious atrium hallway with under stairs cupboard, doors off to principal rooms and stairs to the first floor.

KITCHEN FAMILY ROOM

Triple aspect room with a range of wall and base units and integrated appliances. There are French doors out to the garden and there is plenty of space for entertaining.

UTILITY ROOM

Range of wall and base cabinets with space for washing machine and tumble dryer with a door to the garden

CLOAKROOM

With WC, hand basin and window

SITTING ROOM

Dual aspect with French doors out to the garden and a wood burning stove.

STUDY

Dual aspect and located to the front of the property.

MAIN BEDROOM

Lovely bedroom suite with views to the front, with walk in wardrobe and en-suite with shower, WC and hand basin.

BATHROOM

With separate shower, bath, WC, hand basin and airing cupboard.

BEDROOM

Double bedroom with views to the rear

BEDROOM

Double bedroom with views to the rear, used by the current owners as a snug

BEDROOM

Double bedroom with views to the rear, currently used as a study.

BEDROOM
Double bedroom with views to the front.

OUTSIDE
The south facing, part walled, rear garden has been carefully planted with mature shrubs and trees by the current owners. The front garden provides an elegant entrance to the property. There is a double garage which has power and light with a pedestrian door entrance from the rear garden.

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 G.

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.

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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