

Peter Clarke

IN ASSOCIATION WITH

Winkworth



50 Ballards Close, Mickleton, Chipping Campden, GL55 6TN

- Five bedroom detached home
- Sitting room and conservatory
- Dining room
- Kitchen and utility
- Four bedrooms in the main house
- Fifth bedroom over the garage
- Family bathroom and ensuite
- Beautiful garden
- Drive way and double garage
- Chipping Campden school catchment



£650,000

Five bedroom detached home with double garage. This spacious home has plenty of accommodation for a growing family. Sitting room with conservatory, dining room, kitchen, utility and cloakroom all on the ground floor. On the first floor there are four bedrooms in the main part of the house, and a fifth over the double garage accessed by its own staircase. The large garden is immaculate and cleverly planted to be not overlooked.

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 opens into a porch, which in turn opens into the hall. There is a generous dual aspect sitting room, a separate dining room, and a well-appointed kitchen with adjoining utility room. A bright conservatory provides additional living space with direct access to the garden, while a cloakroom and integral garage complete the ground floor. On the first floor, the property offers five bedrooms, including a main double bedroom with ensuite. Three further bedrooms are served by a family bathroom. The fifth bedroom is accessed via a separate staircase. Outside there is driveway parking and side access to the beautiful 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 Cotswold District Council and is understood to lie in Band G.

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.







50 Ballards Close, Mickleton



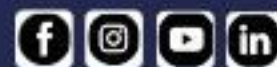
Approximate Gross Internal Area
 Ground Floor = 94.59 sq m / 1018 sq ft
 First Floor = 89.31 sq m / 961 sq ft
 Garage = 20.42 sq m / 220 sq ft
 Total Area = 204.32 sq m / 2199 sq ft
 Illustration for identification purposes only,
 measurements are approximate, not to scale.

Denotes restricted head height

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 serving South Warwickshire & North Cotswolds

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Peter Clarke

AN ASSOCIATE OF WINKWORTH

Winkworth