



2 Inverlea Court, Mickleton, GL55 6TZ

- Three bedroom village home
- Sitting room with multi fuel stove
- Dining room
- Kitchen
- Ground floor bedroom with en-suite
- Two further first floor bedrooms
- Family bathroom
- Gardens
- Garage
- Driveway parking



£480,000

Three bedroom cottage located in a small close of similar properties comprising of a sitting room, dining room, kitchen and a ground floor double bedroom with en-suite. On the first floor there are two further bedrooms and a family bathroom. Outside the garden wraps around the property on two sides and there is parking to the front.

### 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 distance) with its main line railway station providing 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 the hallway with under stairs storage and under floor heating. A door opens into the dining room which is dual aspect , on the other side of the hallway is a sitting room with a multi fuel stove. The fitted kitchen sits to the rear of the property with some integrated appliances and door out to the garden. There is a ground floor double bedroom with a modern en-suite shower room with under floor heating. On the first floor there are two further bedrooms both with built in storage and another family bathroom again with under floor heating. Outside there is driveway parking and then the pretty garden wraps around the house, immediately outside the back of the house is mainly laid to patio with the side to lawn. There is a single garage which has additional storage above and our current owners did have plans to create an additional room in that space.

### 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 F.

**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.



Corner Cottage, 2 Inverlea Court, Mickleton

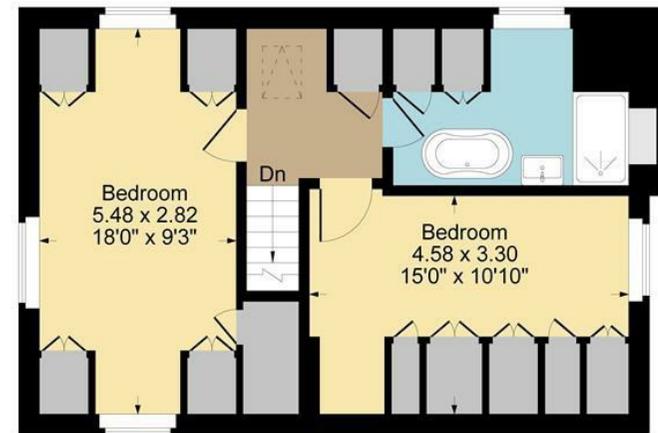


Approximate Gross Internal Area  
Ground Floor = 66.07 sq m / 711 sq ft  
First Floor = 46.30 sq m / 498 sq ft  
Garage = 16.07 sq m / 173 sq ft  
Total Area = 128.44 sq m / 1382 sq ft

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



Ground Floor



First Floor



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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