9 Arbour Close, Mickleton, Chipping Campden, GL55 6RR

- 3 Bedroom Detached House
- Office/Bed 4
- Cloakroom
- Integral Garage
- Sitting Room
- Fitted Kitchen
- Conservatory
- Bathroom with separate shower
- Private Rear Garden
- No Onward Chain

3 2 2

£440,000

Three double bedroom detached family home available in the Cotswold village of Mickleton with no onward chain. The property has been a well loved home and is now ready for a new family to make it their own. On the ground floor there is a study, cloakroom, living room, kitchen, and conservatory along with an Integral garage. On the first floor, three bedrooms and a family bathroom. Driveway parking and an enclosed garden. 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 opens into a spacious hallway, which provides access to the study, cloakroom/WC, and integral garage. There is a generously proportioned sitting room, a fitted kitchen, and a conservatory with doors opening onto the garden.
On the first floor, there are three double bedrooms and a family bathroom comprising a separate shower, bath, WC, and wash hand basin.
Outside, the property benefits from a driveway and a garden area to the front. Side access leads to the rear garden, which is partly laid to patio and complemented by lawn and a variety of shrubs and plants, creating an attractive outdoor space that is easy to maintain.

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.

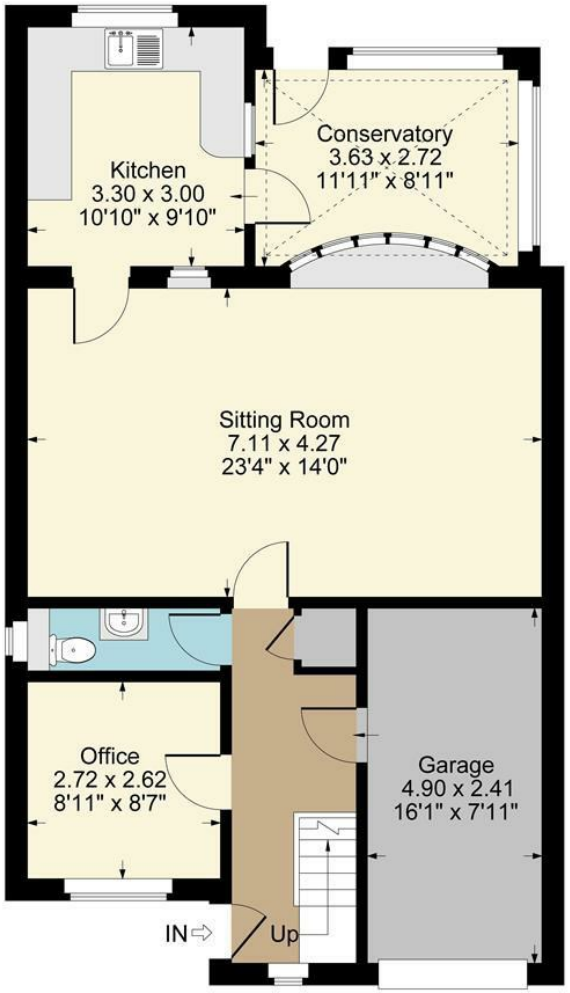
RIGHTS OF WAY: The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

COUNCIL TAX: Council Tax is levied by Cotswold District Council and is understood to lie in Band D.

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

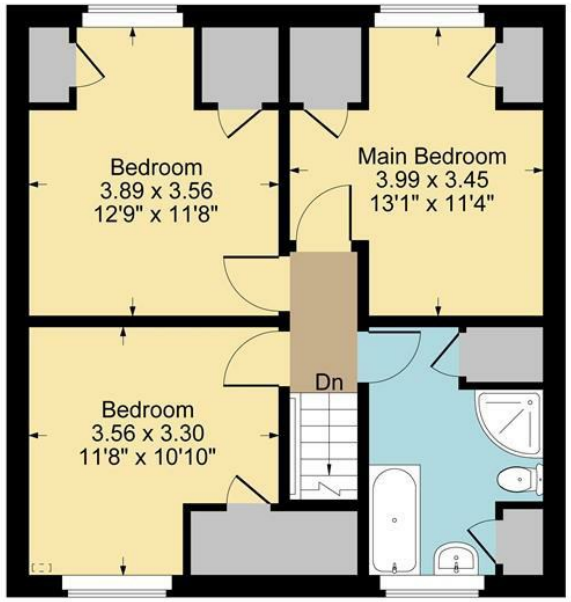
VIEWING: By Prior Appointment with the selling agent.

9 Arbour Close, Mickleton



Ground Floor

Approximate Gross Internal Area
Ground Floor = 72.28 sq m / 778 sq ft
First Floor = 53.83 sq m / 579 sq ft
Garage = 11.82 sq m / 127 sq ft
Total Area = 137.93 sq m / 1484 sq ft
Illustration for identification purposes only,
measurements are approximate, not to scale.



First Floor

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Peter Clarke
Winkworth