



16 Ballards Close, Mickleton, Chipping Campden, GL55 6RS

- Two bedroom detached home
- Sitting room with picture window
- Dining room with doors to the garden
- Modern fitted kitchen
- Ground floor cloakroom
- Family bathroom with separate walk in shower
- Driveway parking and garage with new electric door
- Beautiful landscaped rear garden
- Large lawned front garden
- Highly sought-after village location



£475,000

### A Charming Detached Home on One of Mickleton's Most Sought-After Roads

Set back from the road behind a generous lawned frontage, this beautifully presented two-bedroom detached home offers bright, welcoming living spaces. Recent improvements include new windows and interior doors throughout, a garage with a new electric door, and a stunning landscaped rear garden—perfect for anyone seeking a peaceful yet well-connected Cotswold setting.

#### 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.

#### ACCOMODATION

The entrance hall leads into a light and welcoming sitting room with a large picture window. A separate dining room opens directly onto the rear garden, creating a lovely space for entertaining. The modern kitchen is well fitted with ample storage including a walk in pantry, and a useful cloakroom completes the ground floor. Upstairs, there are two well-proportioned bedrooms, each with eaves storage, along with a family bathroom with a separate walk-in shower..

The front of the property offers a large lawned garden with driveway parking leading to the garage. The rear garden is a standout feature, thoughtfully landscaped by the current owners to provide colour, interest, and privacy throughout the year.

#### 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.

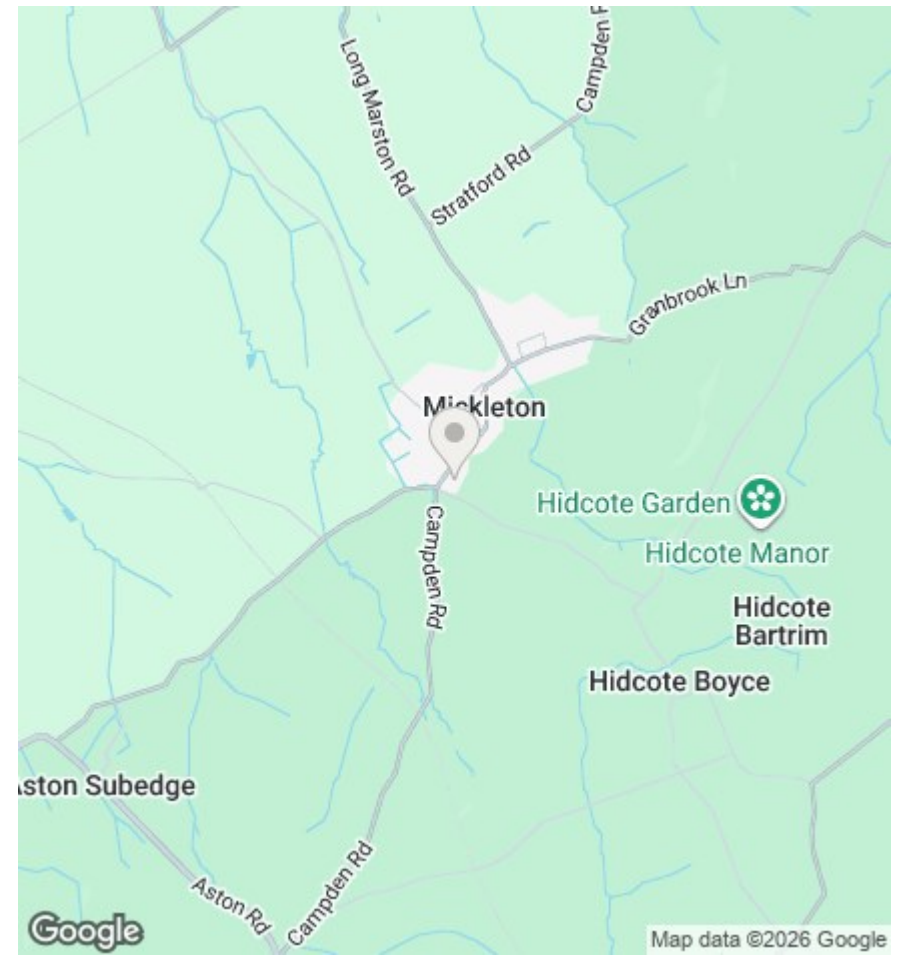
**RIGHTS OF WAY:** The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

**COUNCIL TAX:** Council Tax is levied by the Local Authority and is understood to lie in Band E.

**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.



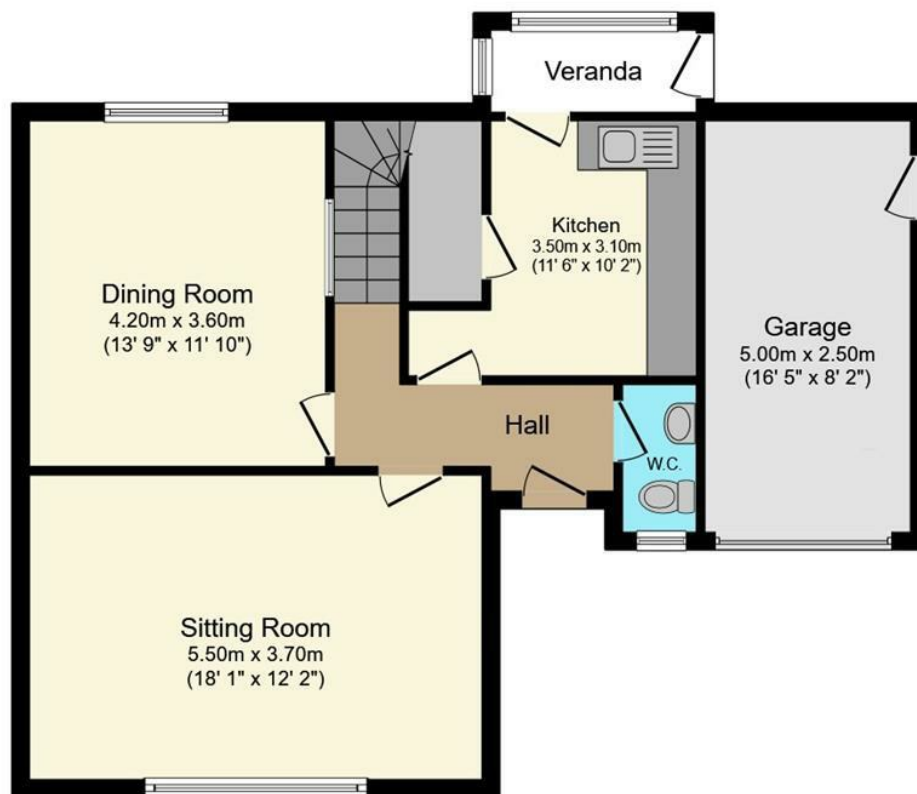


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Peter Clarke



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Ground Floor

Floor area 69.1 sq.m. (744 sq.ft.)



First Floor

Floor area 39.6 sq.m. (426 sq.ft.)

Total floor area: 108.7 sq.m. (1,170 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)