

Peter Clarke



1 Tyne Place, Mickleton, Chipping Campden, GL55 6UG

- Three bedroom detached house
- Quiet secluded location
- Sitting room with double aspect
- Cloakroom
- Kitchen/diner
- Family bathroom and ensuite
- Garage and driveway parking
- Walled enclosed rear garden
- Two bedrooms with fitted wardrobes
- Viewing highly recommended



Asking Price £450,000

Three bedroom detached house in a quiet location being within walking distance of all the facilities and amenities on offer. Located on the end of the village this property is ready to move into and would make a lovely family home. Hallway, cloakroom, sitting room, kitchen/diner, three bedrooms, master bedroom having ensuite shower room, family bathroom. Outside there is a walled rear garden offering privacy and seclusion with a rear gate leading to a good size single garage with driveway parking for 2 vehicles.

MICKLETON

Mickleton is situated 3 miles south of Chipping Campden, in the much sought after catchment area for Chipping Campden school. Shakespeare's Stratford upon Avon is approximately 6 miles away. The property is also within 3 miles of the intercity station of Honeybourne with direct services to Reading and London. Mickleton is also the home of The Threeways Hotel with its famous 'Pudding Club' and two other village pubs. There is a thriving local community with many clubs and societies based at the King George Village Hall and The Threeways Hotel, a village store, butcher, church and primary school. The wool town of Chipping Campden offers everyday shopping facilities and doctor's surgery. There is also a medical centre in nearby Quinton with more shopping and cultural facilities in Stratford upon Avon with its Shakespearean connections.

ACCOMMODATION

The front door opens into the hallway with Amtico flooring and an under stairs storage cupboard, doors lead off to principal rooms. The sitting room is a dual aspect with nice outlook. having Amtico flooring, Cloakroom with w.c., wash hand basin and heated towel rail with ceramic tiled floor. The kitchen /diner has integrated appliances comprising washer/dryer, fridge/freezer and dishwasher with twin ovens (one of which is an oven with combined microwave), five ring gas hob and extractor. Dining area with room for table and chairs, double doors leading to garden and ceramic tiled flooring. Carpeted stairs with landing window lead to first floor. Three bedrooms all having Amtico flooring, two with fitted wardrobes and the master bedroom having an en-suite shower room, family bathroom. Walled rear garden with gate leading to large single garage and driveway parking for two vehicles. There are wooden fitted shutters to all windows.

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: B A full copy of the EPC is available at the office if required.

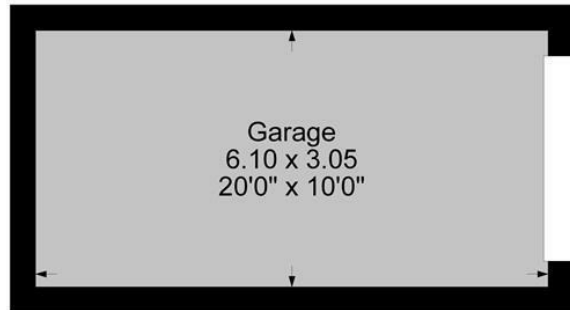
VIEWING: By Prior Appointment with the selling agent.



1 Tyne Place, Mickleton



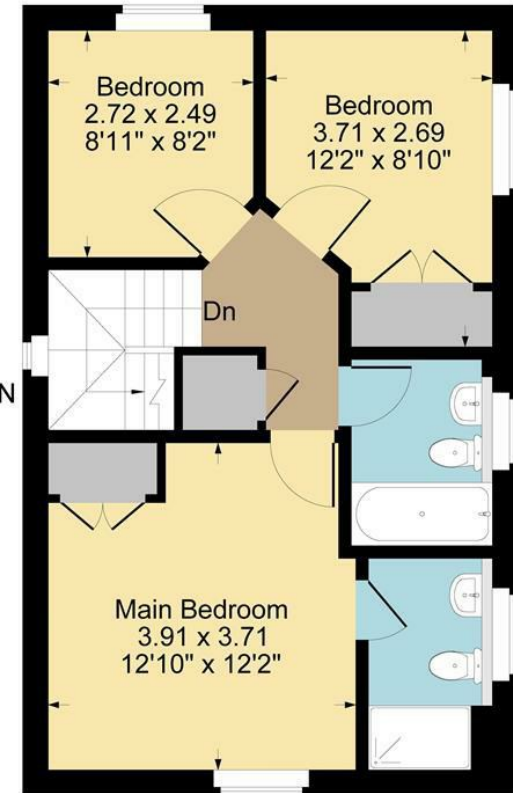
Approximate Gross Internal Area
 Ground Floor = 47.20 sq m / 508 sq ft
 First Floor = 46.43 sq m / 500 sq ft
 Garage = 18.58 sq m / 200 sq ft
 Total Area = 112.21 sq m / 1208 sq ft
 Illustration for identification purposes only,
 measurements are approximate, not to scale.



Garage

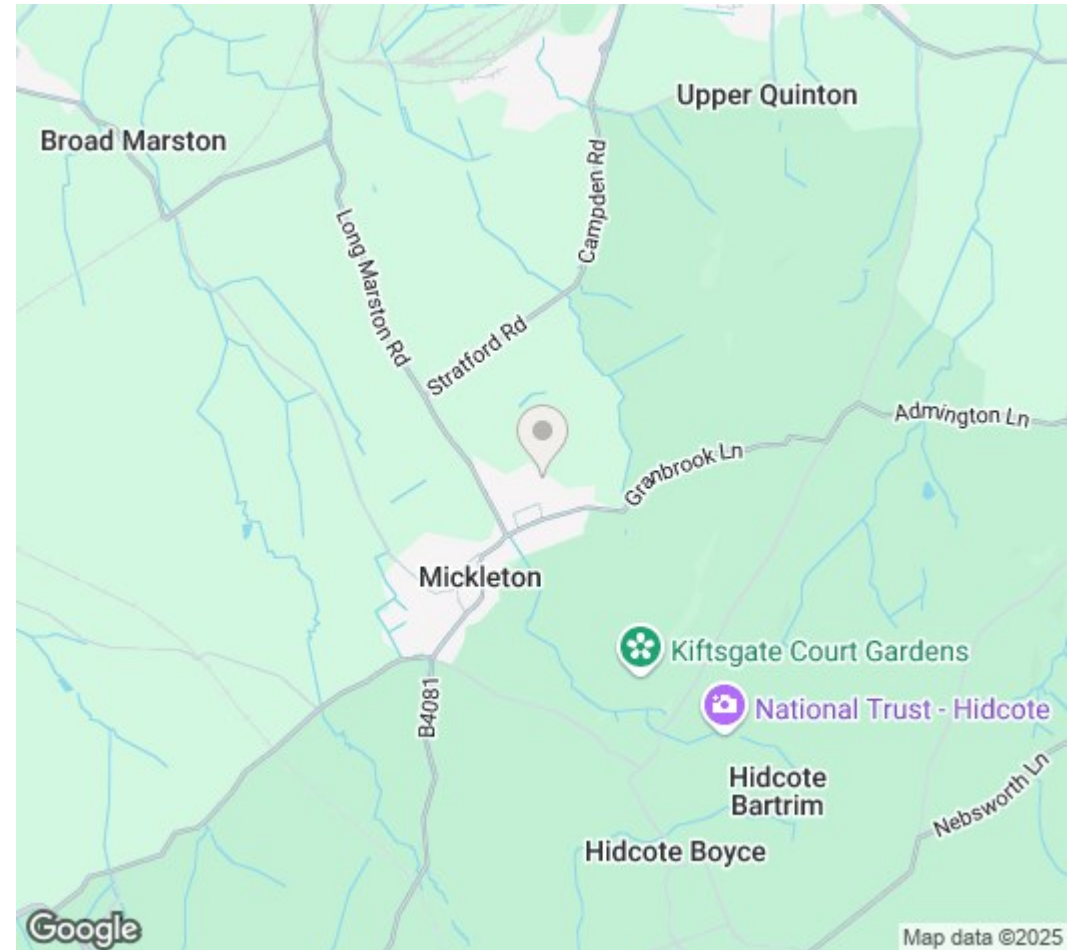


Ground Floor



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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