



8 Glass House Road, Mickleton, Chipping Campden, GL55 6PB



- Three bedroom detached home
- Upgraded and improved by the current owners
- Dual aspect sitting room
- Kitchen/diner with French doors to the garden
- Cloakroom
- Family bathroom and ensuite
- Front and rear gardens
- Private driveway
- Single garage
- Countryside views



£450,000

Immaculate three bedroom detached home which has been improved and upgraded by the current owners. Hall, kitchen/dining room, sitting room, cloakroom, three bedrooms, family bathroom and en-suite. Outside, the property sits in a lovely spot with countryside views to the front. The house is set back from the road with a pretty front garden and a private driveway for a number of cars. The rear garden has been beautifully landscaped.

#### 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 Karndean flooring with doors to principle rooms, all of which have stunning decor throughout. The sitting room is dual aspect with French doors opening onto the rear garden. The kitchen/dining room also has the added benefit of dual aspect having French doors onto the garden. The owners have upgraded the kitchen with quartz worktop and splash back, improved cooker hood, induction hob, ceramic tiled floor and feature lighting. There is also a cloakroom with w/c and hand basin. On the first floor there is a spacious landing with airing cupboard and a window providing plenty of light. The main bedroom has fitted wardrobes, ceiling fan and an en-suite. There is a family bathroom with power shower over the bath and two further bedrooms. Outside, the property is set back from the road with a front garden mainly laid to lawn. There is a private driveway to the side with parking for a number of cars leading to the garage with up and over door and pedestrian door to the garden. The rear garden has been landscaped by the current owners and has a patio by the house, pergola to catch the afternoon sun, and a summer house.

#### 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.

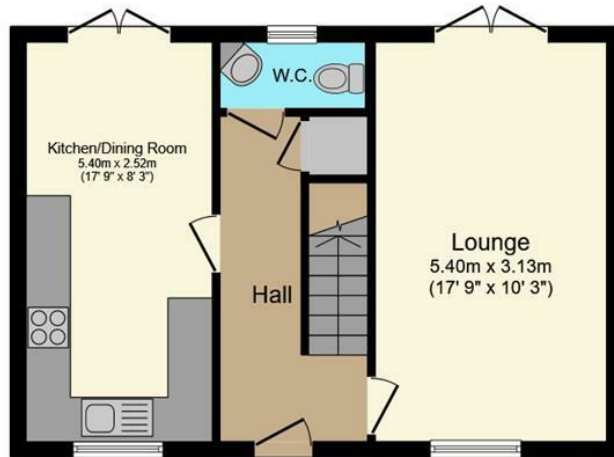
**COUNCIL TAX:** Council Tax is levied by the Local Authority and is understood to lie in Band D.

**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.

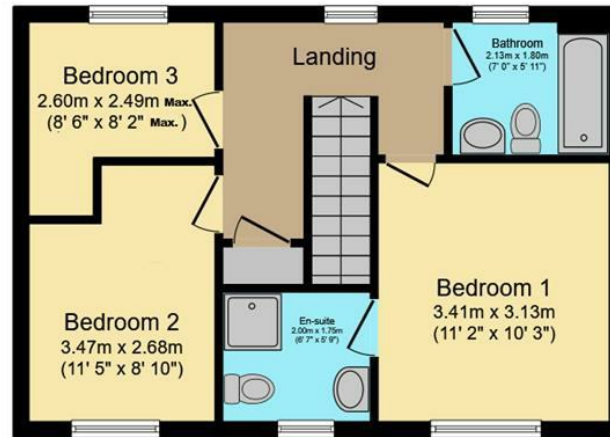


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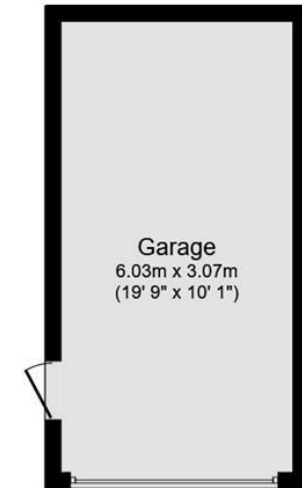
Ground Floor

Floor area 42.4 sq.m. (456 sq.ft.)



First Floor

Floor area 42.4 sq.m. (456 sq.ft.)



Garage

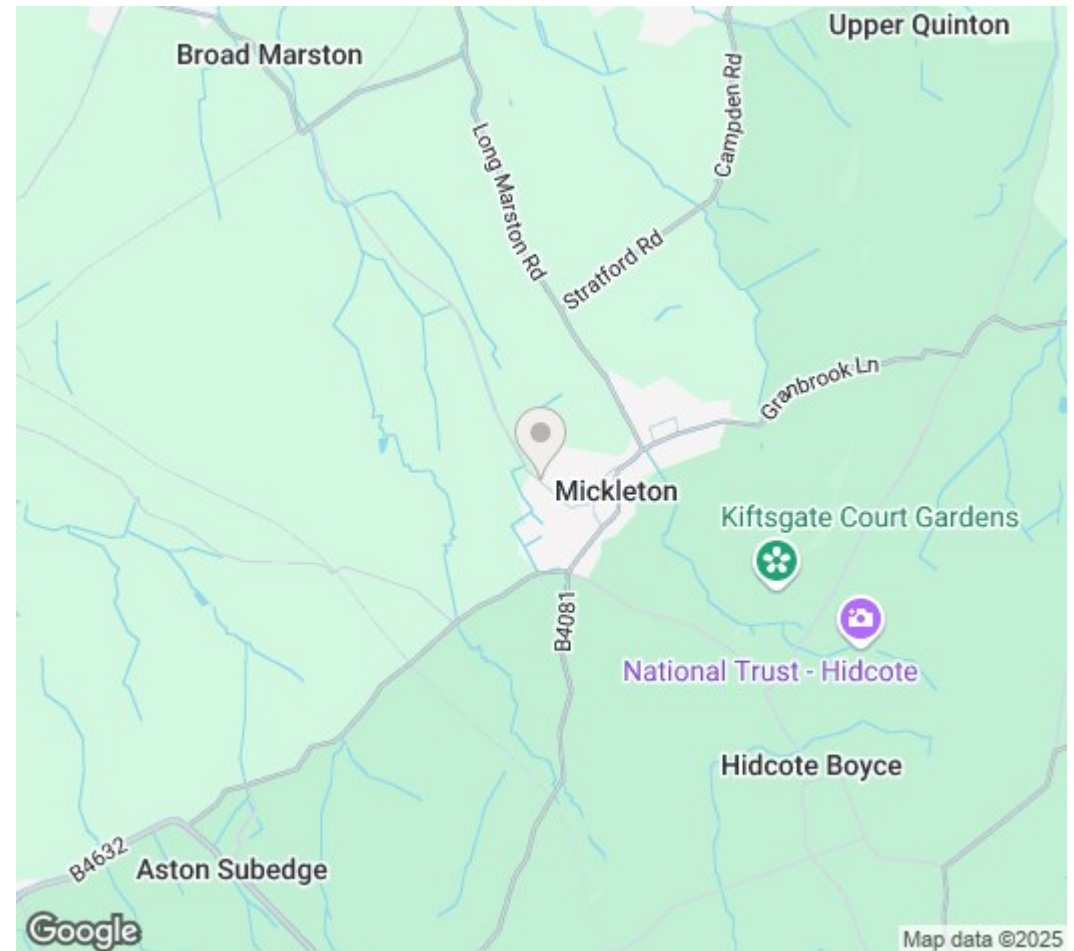
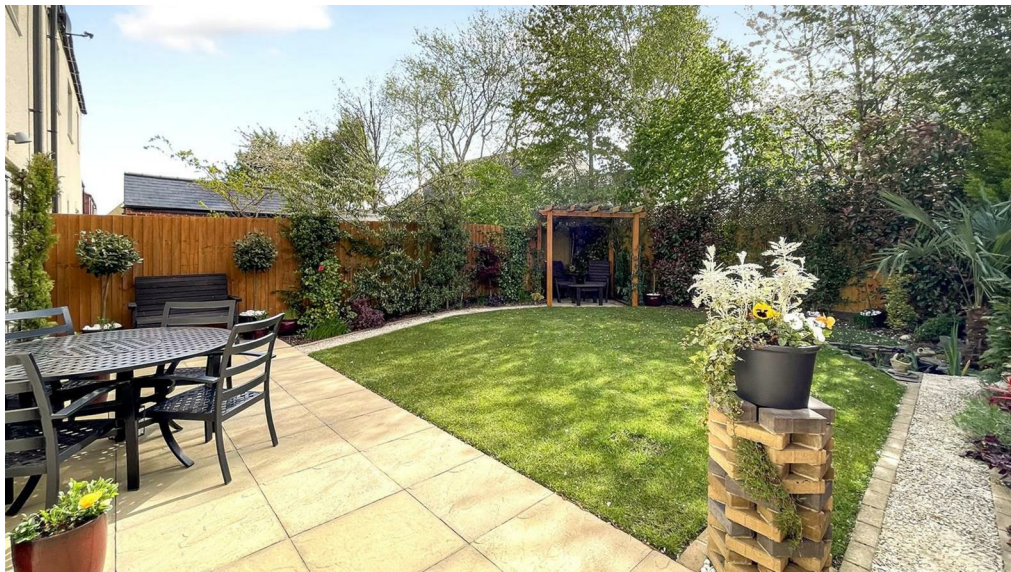
Floor area 19.2 sq.m.  
(206 sq.ft.)

Total floor area: 103.9 sq.m. (1,119 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)







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