



21 Arbour Close, Mickleton, Chipping Campden, Gloucestershire, GL55 6RR

- Three double bedrooms
- Kitchen with integrated appliances
- Living room with wood burning stove
- Cloakroom and Utility
- Family bathroom with separate shower
- Front and rear gardens
- Garage for storage only
- Driveway Parking
- Chipping Campden school catchment



Offers Over £450,000

Three bedroom detached family home with parking and garden. Fitted kitchen with integrated appliances, sitting room with wood burner, utility and cloakroom. On the first floor there are three double bedrooms and a family bathroom. There is a good size rear garden and plenty of driveway parking. Within easy walking distance to the Primary School via a footpath at the end of the road.

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 the spacious tiled hallway. Modern fitted kitchen with integrated appliances and space for a breakfast table. The bright and airy living room across the back on the house with bay window overlooking the garden and inset wood burning stove. There is a small porch added to the rear offering a storage space for coats and boots and with door out to the garden. The utility room was converted from part of the garage with tiled floor, sink, airing cupboard housing the boiler and space for a washing machine and tumble drier. On the first floor there are three double bedrooms and family bathroom with tiled floor, separate shower, bath, w/c, hand basin and heated towel rail. Outside, the property is set back with driveway and garden to the front. Side access leads to the rear garden which is a good size as the property sits on a corner plot. The rear garden is mainly laid to lawn with a large shed. There is a patio seating area immediately by the rear of the house. Part of the garage was converted into the utility and there still remains an electric roller garage door, fitted shelving and storage 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 Cotswold District Council and is understood to lie in Band D.

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

VIEWING: By Prior Appointment with the selling agent.



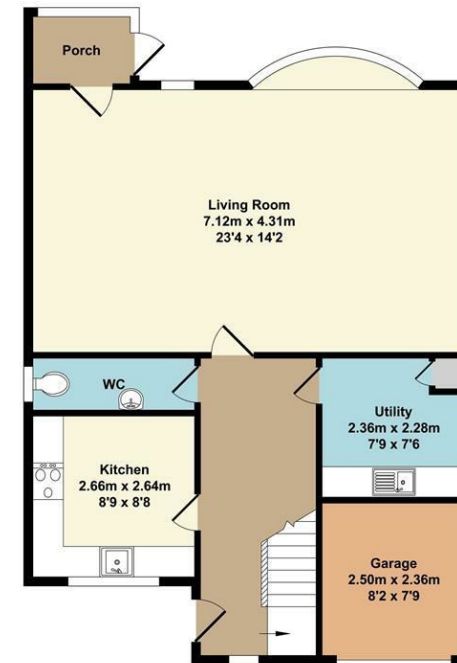




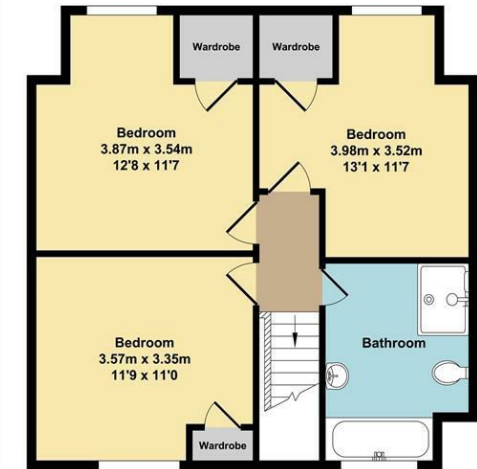
Arbour Close

Total Approx. Floor Area 115.92 Sq.M. (1248 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliance shown have not been tested and no guarantee as to their operability or efficiency can be given.



Ground Floor
Approx. Floor
Area 65.55 Sq.M.
(706 Sq.Ft.)



First Floor
Approx. Floor
Area 50.37 Sq.M.
(542 Sq.Ft.)

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