

Peter Clarke



42 Meon Road, Mickleton, Chipping Campden, Gloucestershire, GL55 6TD

- Three bedroom house plus annexe
- Sitting room with wood burner
- Modern fitted kitchen
- Cloakroom and office
- Family bathroom
- Ground floor annexe
- Enclosed garden
- Double garage
- Driveway parking



£525,000

Detached home with annexe. Three bedroom family home with the benefit of a ground floor annexe and a double garage. Located on a corner plot, with gardens surrounding the house. The main house has undergone a loving restoration by the current owner and it now ready for a new family to finish.

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. Regular main line services to London can be found at Honeybourne 3 miles distance and Moreton in Marsh 11 miles distance. 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 hallway with doors to principal rooms and stairs to the first floor. There is an office/dining/play room with good natural light. Useful cloakroom. Modern fitted kitchen with integrated appliances. Dual aspect sitting room with wood burning stove. On the first floor there are three spacious bedrooms and a family bathroom.

The annexe has its own front door and has kitchen, shower room and living area.

Outside the garden is fully enclosed, and wraps around the house. There is a double garage and driveway parking for a number of cars.

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 for the main house and Band A for the annexe.

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.







42 Meon Road, Mickleton



Approximate Gross Internal Area
 Ground Floor = 61.15 sq m / 658 sq ft
 First Floor = 60.13 sq m / 647 sq ft
 Annexe = 21.05 sq m / 227 sq ft
 Garage = 33.09 sq m / 356 sq ft
 Total Area = 175.42 sq m / 1888 sq ft
 Illustration for identification purposes only,
 measurements are approximate, not to scale.



Denotes restricted head height

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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