

Peter Clarke

IN ASSOCIATION WITH

Winkworth



3 Furrow Way, Mickleton, Warwickshire, GL55 6TW

- Four bedroom detached home
- Dual aspect sitting room
- Study
- Triple aspect kitchen/dining room
- Utility and cloakroom
- Two double bedrooms with ensembles
- Two further bedrooms
- Family bathroom
- Enclosed low maintenance garden
- Garage and driveway



£620,000

Four bedroom detached family home. The property has recently been refurbished with new flooring and decorating. Sitting room, Study, kitchen/diner, utility and cloakroom on the ground floor. On the first floor there are four bedrooms, two ensembles and family bathroom. Outside there is a walled rear garden, driveway and garage.

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 3 miles away which is renowned for its quaint High Street shops and pubs. Mickleton is also in the catchment area for Chipping Campden School. The picturesque village of Broadway is 6.5 miles away. 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 9 miles drive away offering a comprehensive range of cultural, social and recreational amenities.

ACCOMMODATION

The front door opens into a spacious hallway, with doors leading to the principal rooms and stairs rising to the first floor. Double doors open into the dual aspect sitting room, which features French doors leading out to the garden. The study has a box bay window and is currently utilised as a playroom. There is also a cloakroom with a WC. The triple aspect kitchen/dining room also benefits from a bay window, allowing an abundance of natural light to fill the space. It features integrated appliances, a utility room, and French doors opening onto the garden. On the first floor, the principal bedroom has built in wardrobes and an ensuite shower room. Bedroom two also benefits from fitted wardrobes and an ensuite bathroom. There are two further bedrooms and a family bathroom. Outside, the property occupies a corner plot with a low maintenance, walled rear garden. There is driveway parking and a detached single garage adjacent to the house.

GENERAL INFORMATION

TENURE: The property is understood to be freehold although we have not seen evidence. This should be checked by your solicitor before exchange of contracts.

SERVICES: We have been advised by the vendor that mains gas, electricity and water 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.

LISTED: No

BROADBAND/MOBILE COVERAGE: Broadband: Ultrafast Available (Checked on Ofcom Aug 26) | Minimum Mobile Coverage: 68% O2 (Checked on Ofcom Aug 26)

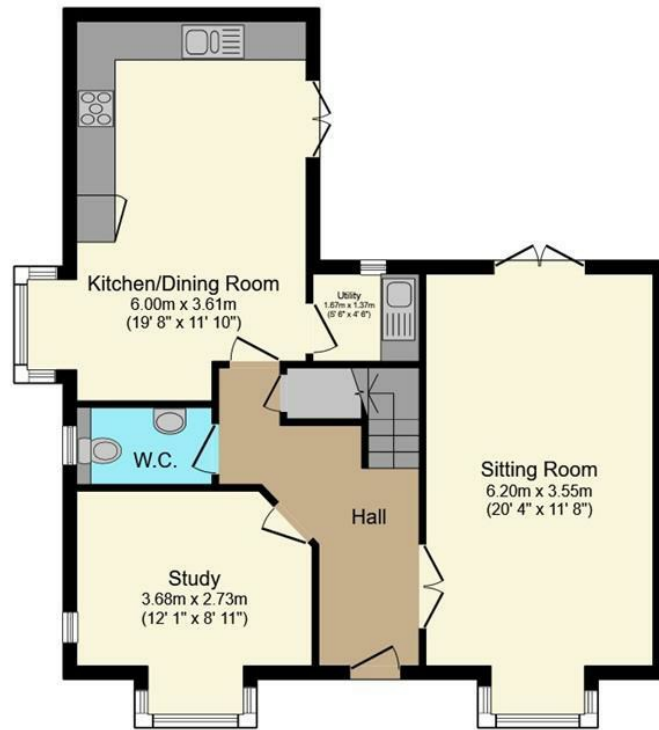
COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band F

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

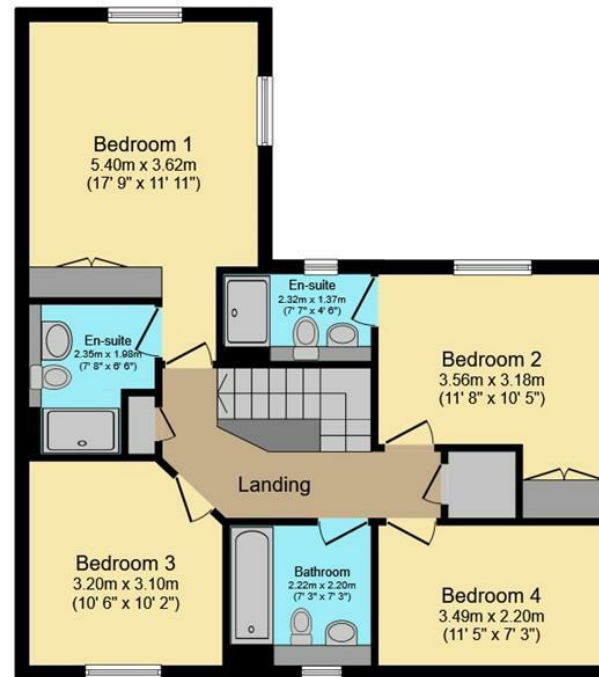
VIEWING: By Prior Appointment with the selling agent.



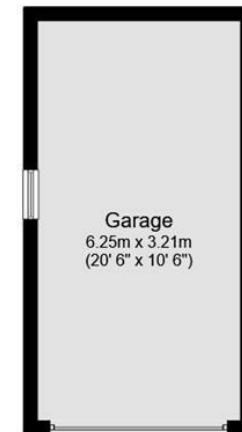
Mickleton, Chipping Campden



Ground Floor



First Floor



Garage

Total floor area: 166.9 sq.m. (1,796 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



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