

Peter Clarke

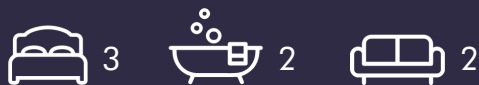
IN ASSOCIATION WITH

Winkworth



41 Ballards Close, Mickleton, Chipping Campden, GL55 6TN

- Three bedroom detached home
- Dual aspect sitting room
- Dining room
- Kitchen/breakfast room
- Utility and cloakroom
- Main bedroom suite with dressing room and ensuite
- Two further bedrooms and family bathroom
- Driveway parking and garage
- Pretty rear garden
- No onward chain



£575,000

Three bedroom detached home. Located at the far end of this prestigious no through road in Mickleton. Sitting room, dining room, kitchen/breakfast room and utility all on the ground floor. On the first floor there are three bedrooms, ensuite and family bathroom. Outside there is driveway parking, single garage and a lovely garden.

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 porch, which in turn leads into the hall. There is a dual-aspect sitting room with a feature fireplace and a lovely bay window. Beyond this is the kitchen/breakfast room, which overlooks the garden and a dining room. There is also a useful utility room with a door leading out to the garden.

On the first floor, there are three bedrooms, two of which are served by the family bathroom. The main bedroom leads into a dressing room and en suite, which are situated above the garage.

Outside, there is driveway parking, and a single garage. The rear garden is beautiful and wraps around the rear and side of the 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 F.

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

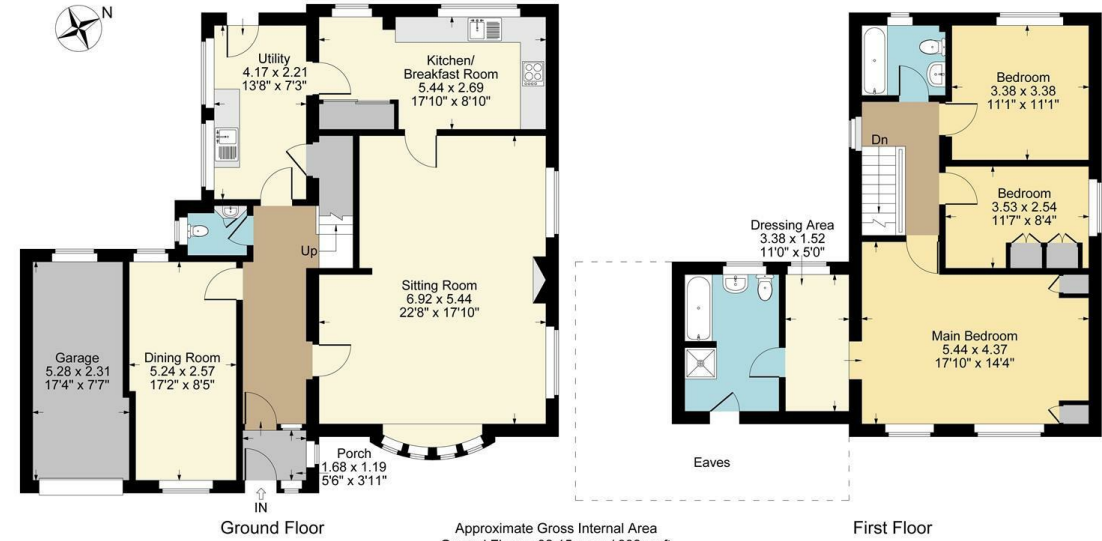
VIEWING: By Prior Appointment with the selling agent.







41 Ballards Close, Mickleton



DISCLAIMER: HMR Homes Limited t/a Peter Clarke in association with Winkworth 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 HMR Homes Limited t/a Peter Clarke in association with Winkworth 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.

Multi-award winning offices
 serving South Warwickshire & North Cotswolds

Grafton House High Street, Chipping Campden, Gloucestershire, GL55 6AT
 01386 770044 | campden@peterclarke.co.uk | www.peterclarke.co.uk



Peter Clarke

IN ASSOCIATION WITH Winkworth