

Peter Clarke



20 Meon Road, Mickleton, Gloucestershire, GL55 6TD

- Four bedroom semi detached home
- Three reception rooms
- Kitchen and utility
- Ground floor bathroom
- Driveway parking
- Garage
- Enclosed rear garden



£475,000

Extended four bedroom home with spacious ground floor living accommodation. The sitting room, dining room and study are all connected with French doors to create a great social space. Kitchen, utility and bathroom all on the ground floor. Four good sized bedrooms on the first floor. Driveway parking, garage, side access and an enclosed rear garden with hot tub.

#### 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 distance) with its main line railway station providing 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 hallway with stairs to the first floor. The sitting room is to the front of the house and has a wood burning stove. French doors open into the dining room, which in turn opens into the study at the rear giving a great entertaining space. There is a modern fitted kitchen with island, and a useful utility room. The bathroom is on the ground floor. On the first floor there are four good size bedrooms. Outside there is driveway parking for a number of cars, and a garage. Side access leads to the rear garden which is mainly laid to lawn and has a hot tub.

#### 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 C.

**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.

#### AGENTS NOTE

There is an electrical substation located at the bottom of the garden. This has not disturbed our current owners during their ownership, and access has only been requested twice in that time.



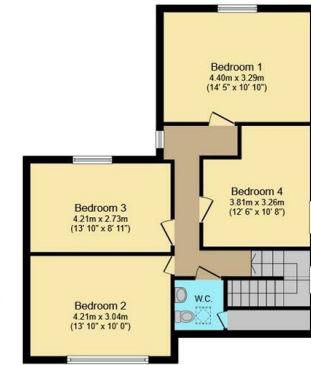




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**Ground Floor**  
Floor area 106.6 sq.m. (1,148 sq.ft.)



**First Floor**  
Floor area 66.2 sq.m. (713 sq.ft.)

**Total floor area: 172.8 sq.m. (1,860 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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serving South Warwickshire & North Cotswolds

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