



Peter Clarke

11 Dixon Close, Mickleton, Chipping Campden, GL55 6RD

- Two bedroom end of terrace
- Kitchen/breakfast room
- Living room
- Family bathroom and cloakroom
- Landscaped rear garden
- Allocated parking and visitors spaces



Offers Over £300,000

Immaculate two bedroom end of terrace home located on this modern development in the desirable village of Mickleton. Kitchen/breakfast room, living room and cloakroom all on the ground floor. On the first floor there are two double bedrooms and a family bathroom. Outside there is allocated parking to the front, and a spacious rear 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. 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 a hallway with stairs to first floor and doors off to principal rooms. The modern kitchen breakfast room with a range of wall and base units, integrated hob and oven, and space for fridge freezer and washing machine.. Cloakroom with w/c and hand basin. The living room has French doors onto the garden and a useful storage cupboard. On the first floor there are two double bedrooms, and a family bathroom. Outside there is allocated parking as well as visitor spaces. The rear garden is a good size with a water feature, established flower beds and a lovely summerhouse at the bottom of the garden.

### 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.

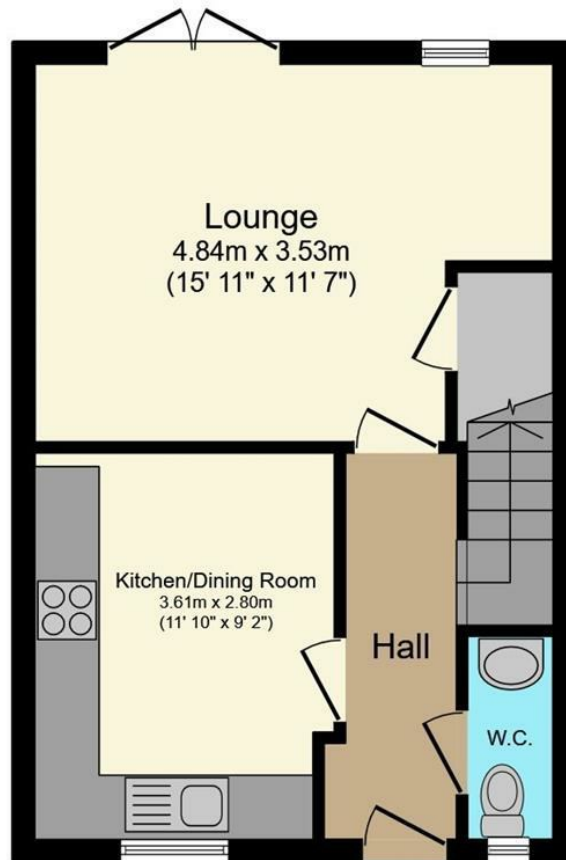
**COUNCIL TAX:** Council Tax is levied by the Local Authority and is understood to lie in Band C.

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

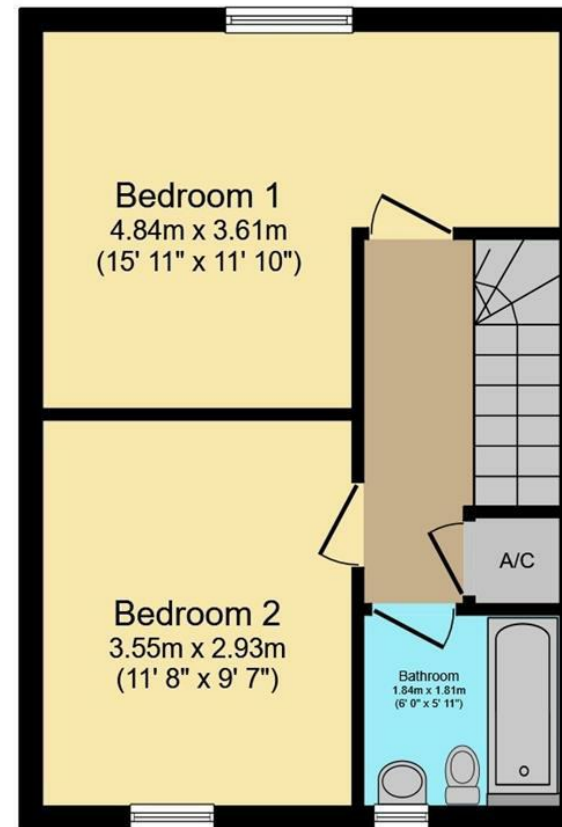
**VIEWING:** By Prior Appointment with the selling agent.



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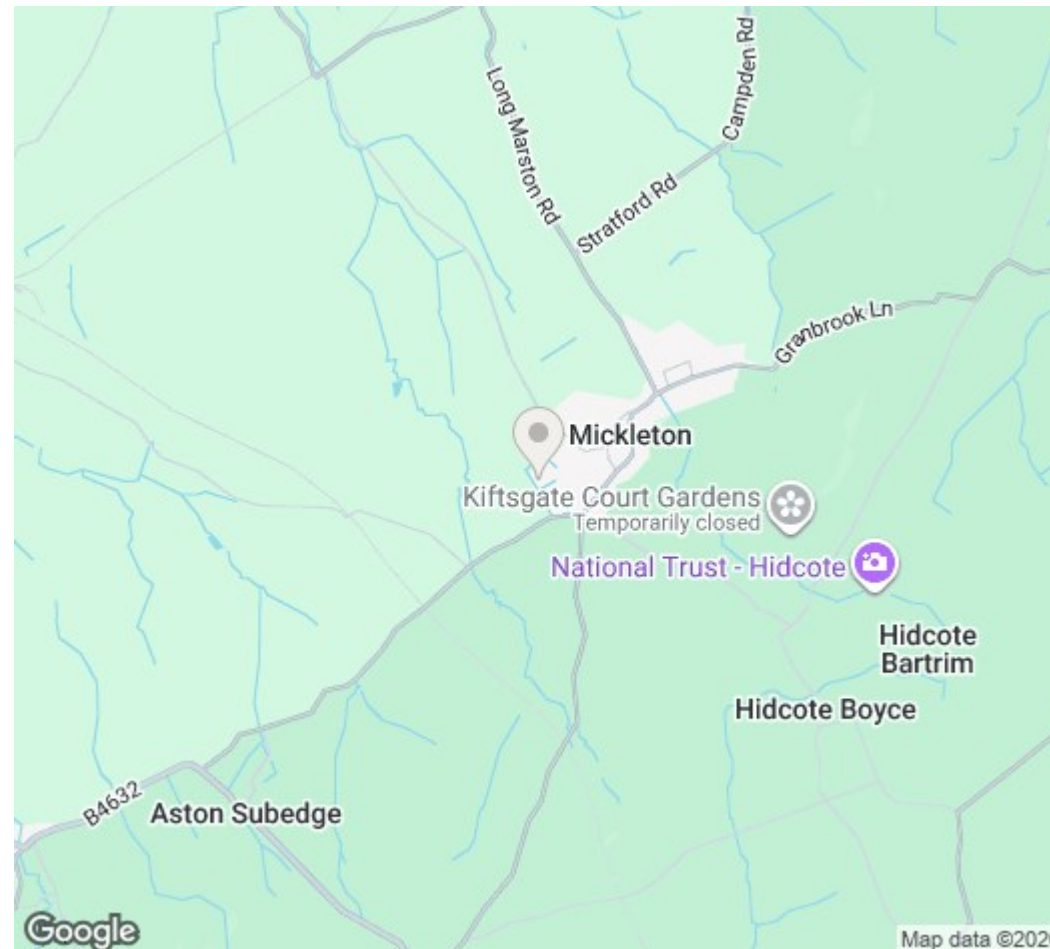
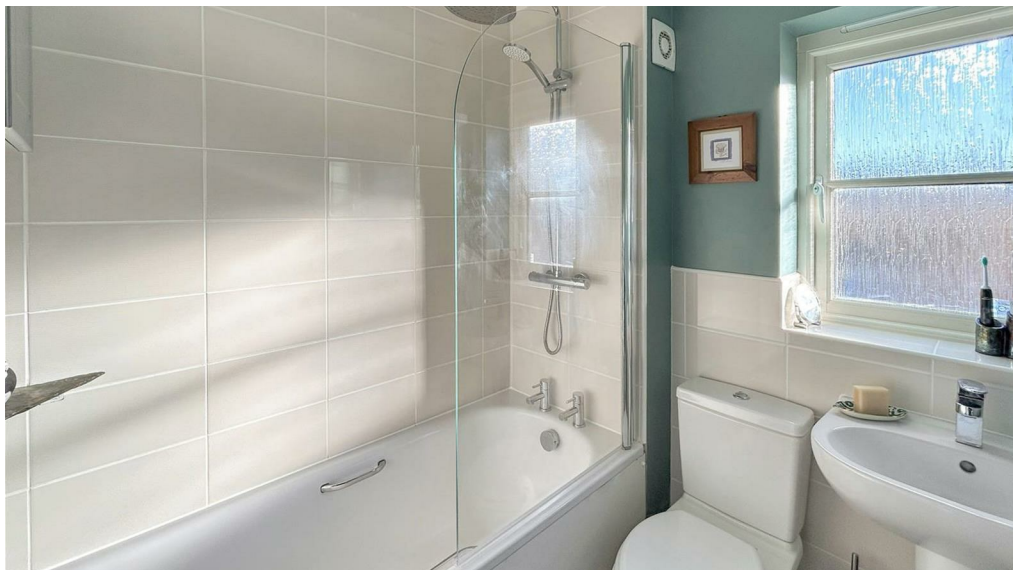
**Ground Floor**  
Floor area 35.0 sq.m. (377 sq.ft.)



**First Floor**  
Floor area 35.0 sq.m. (377 sq.ft.)

Total floor area: 70.1 sq.m. (754 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)



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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serving South Warwickshire & North Cotswolds

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