3 Inverlea Court, Mickleton, Chipping Campden, GL55 6TZ

- Three bedroom detached home
- Modernised and updated by the current owners
- Triple aspect sitting/family room
- Modern kitchen/dining room
- Ground floor ensuite bedroom
- Two first floor bedrooms
- Family bathroom
- Garden
- Garage and parking

3 2 3

£495,000

Immaculate three bedroom home that has been carefully improved by the current owners into a modern family residence. The property offers a spacious sitting/family room with a wood burning stove, a modern kitchen/dining room, and a ground floor ensuite bedroom. On the first floor, there are two further bedrooms and a family bathroom. Outside, there is a garage and off road parking. The rear garden wraps around the house and enjoys an open aspect.

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 the hallway with oak flooring, stairs to the first floor, and doors leading to the principal rooms. The sitting/family room is triple aspect and continues the solid wood flooring. In addition, the wood burning stove helps retain the cottage feel. The modern kitchen/dining room has been opened up by the current owners and incorporates a solid roof conservatory with bifold doors opening onto the garden. There is a ground floor ensuite bedroom, which is currently used as a study. On the first floor, there are two further bedrooms, the main bedroom being dual aspect, while the second benefits from access to eaves storage. The family bathroom completes the first floor accommodation. Outside, there is driveway parking in front of the single garage, and space to park a second car in front of the house. The rear garden wraps around the house and is mainly laid to lawn, with lovely established roses that have been retained from the previous owner.

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 Oct 26) | Minimum Mobile Coverage: 68% O2 (Checked on Ofcom Oct 26)

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.

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Total Approx. Floor Area 126.20 Sq.M. (1358 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser The .services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Ground Floor
Approx. Floor
Area 89.80 Sq.M.
(967 Sq.Ft.)

First Floor
Approx. Floor
Area 36.40 Sq.M.
(392 Sq.Ft.)

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Peter Clarke
Winkworth