

Peter Clarke

IN ASSOCIATION WITH

Winkworth



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

- Five bedroom detached home
- Sitting room and conservatory
- Dining room
- Kitchen and utility
- Four bedrooms in the main house
- Fifth bedroom over the garage
- Family bathroom and ensuite
- Beautiful garden
- Drive way and double garage
- Chipping Campden school catchment



£650,000

Five bedroom detached home with double garage. This spacious home has plenty of accommodation for a growing family. Sitting room with conservatory, dining room, kitchen, utility and cloakroom all on the ground floor. On the first floor there are four bedrooms in the main part of the house, and a fifth over the double garage accessed by its own staircase. The large garden is immaculate and cleverly planted to be not overlooked.

#### 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 a porch, which in turn opens into the hall. There is a generous dual aspect sitting room, a separate dining room, and a well-appointed kitchen with adjoining utility room. A bright conservatory provides additional living space with direct access to the garden, while a cloakroom and integral garage complete the ground floor. On the first floor, the property offers five bedrooms, including a main double bedroom with ensuite. Three further bedrooms are served by a family bathroom. The fifth bedroom is accessed via a separate staircase. Outside there is driveway parking and side access to the beautiful rear 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 Cotswold District Council and is understood to lie in Band G.

**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.







50 Ballards Close, Mickleton



Denotes restricted head height

Approximate Gross Internal Area  
 Ground Floor = 94.59 sq m / 1018 sq ft  
 First Floor = 89.31 sq m / 961 sq ft  
 Garage = 20.42 sq m / 220 sq ft  
 Total Area = 204.32 sq m / 2199 sq ft  
 Illustration for identification purposes only,  
 measurements are approximate, not to scale.

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](mailto:campden@peterclarke.co.uk) | [www.peterclarke.co.uk](http://www.peterclarke.co.uk)



Peter Clarke

IN ASSOCIATION WITH Winkworth