

Peter Clarke



5 Bearcroft Gardens, Mickleton, Chipping Campden, GL55 6TY



- Three bedroom home
- Sitting room
- Dining room
- Kitchen and utility
- Ground floor bedroom with ensuite
- Two first floor bedrooms
- Family bathroom
- Driveway parking and garage
- Front and rear gardens
- No onward chain



£525,000

Three bedroom home in a desirable close with ground floor en-suite bedroom. Sitting room opening to the dining room and kitchen/breakfast room. On the first floor there are two double bedrooms and a family bathroom. Outside there is driveway parking, garage and a lovely enclosed rear garden which is 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 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. Dining room with bay window leading into the sitting room with doors out to the garden. Kitchen/breakfast room with utility. Ground floor bedroom with ensuite shower room and a cloakroom. On the first floor there are two spacious double bedrooms and a family bathroom. Outside there is driveway parking to the side of the house and a garage. The rear garden is not overlooked.

#### 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 electricity, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts. Oil fired heating.

**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.

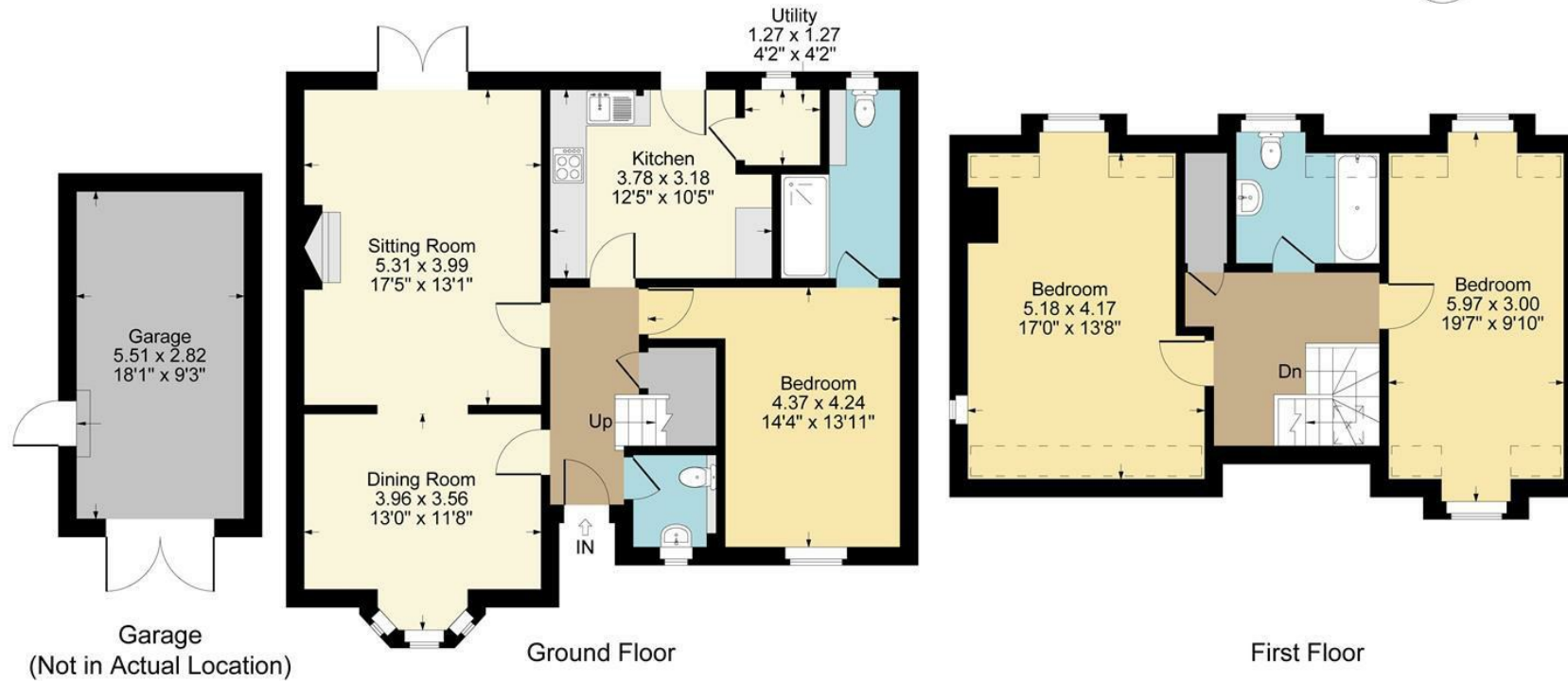
**COUNCIL TAX:** Council Tax is levied by the Local Authority and is understood to lie in Band F.

**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.



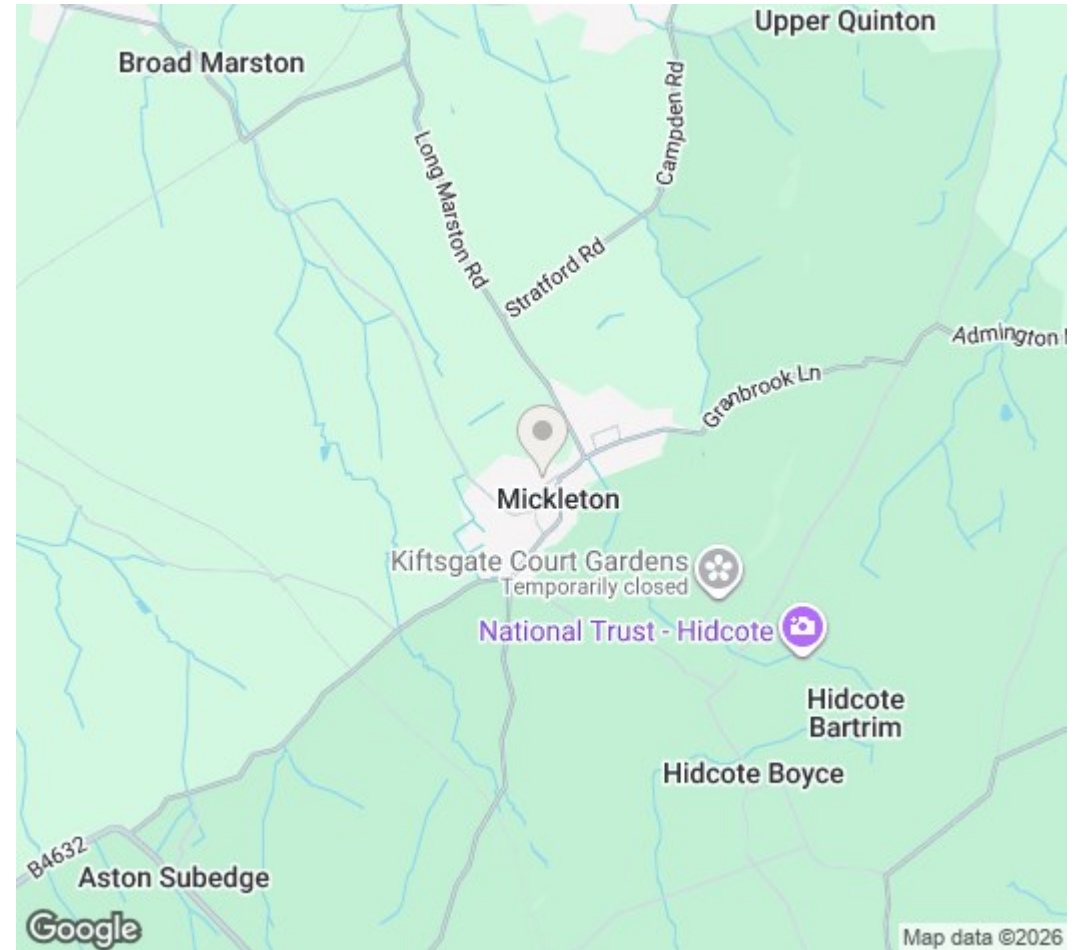
# 5 Bearcroft Gardens, Mickleton



Denotes restricted head height

Approximate Gross Internal Area  
 Ground Floor = 79.89 sq m / 860 sq ft  
 First Floor = 54.99 sq m / 592 sq ft  
 Garage = 15.51 sq m / 167 sq ft  
 Total Area = 150.39 sq m / 1619 sq ft  
 Illustration for identification purposes only,  
 measurements are approximate, not to scale.





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.

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)

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