

Peter Clarke



11 Arbour Close, Mickleton, Chipping Campden, Gloucestershire, GL55 6RR

- Three double bedroom detached house
- Open plan kitchen/dining/living room
- Useful utility/boot room
- Cloakroom and family bathroom
- Low maintenance rear garden
- Driveway parking and garage for storage
- Countryside views to the rear
- No onward chain



£485,000

Three double bedroom detached house beautifully improved by the current owners. Now providing stylish open plan ground floor living with the advantage of utility space converted from part of the garage. Two sets of bi fold doors on the rear add to the feeling of space and light.

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 hall way with stairs to the first floor. There is a useful cloakroom tucked under the stairs. The main living area is open plan with bi folding doors opening onto the garden. Integrated appliances and a large central island add to the modern family feel. A wood burning stove and utility/boot room keep the Cotswold charm. On the first floor there are three double bedrooms and a family bathroom. Outside in a low maintenance rear garden, and driveway parking to the front. beyond the property have lovely far reaching countryside views.

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 E.

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.



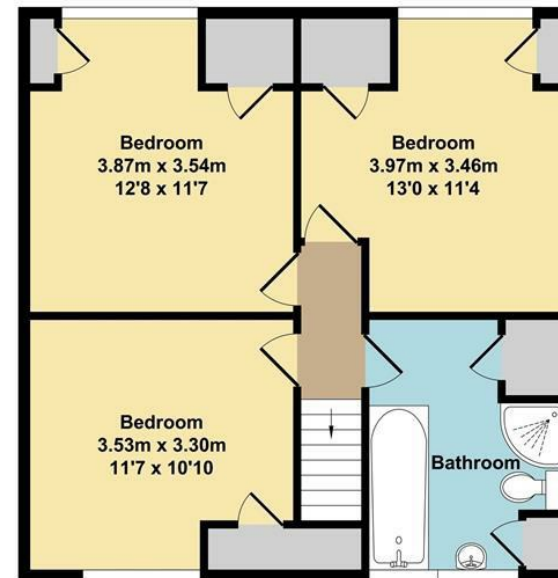
Arbour Close, Mickleton

Total Approx. Floor Area 125.78 Sq.M. (1354 Sq.Ft.)

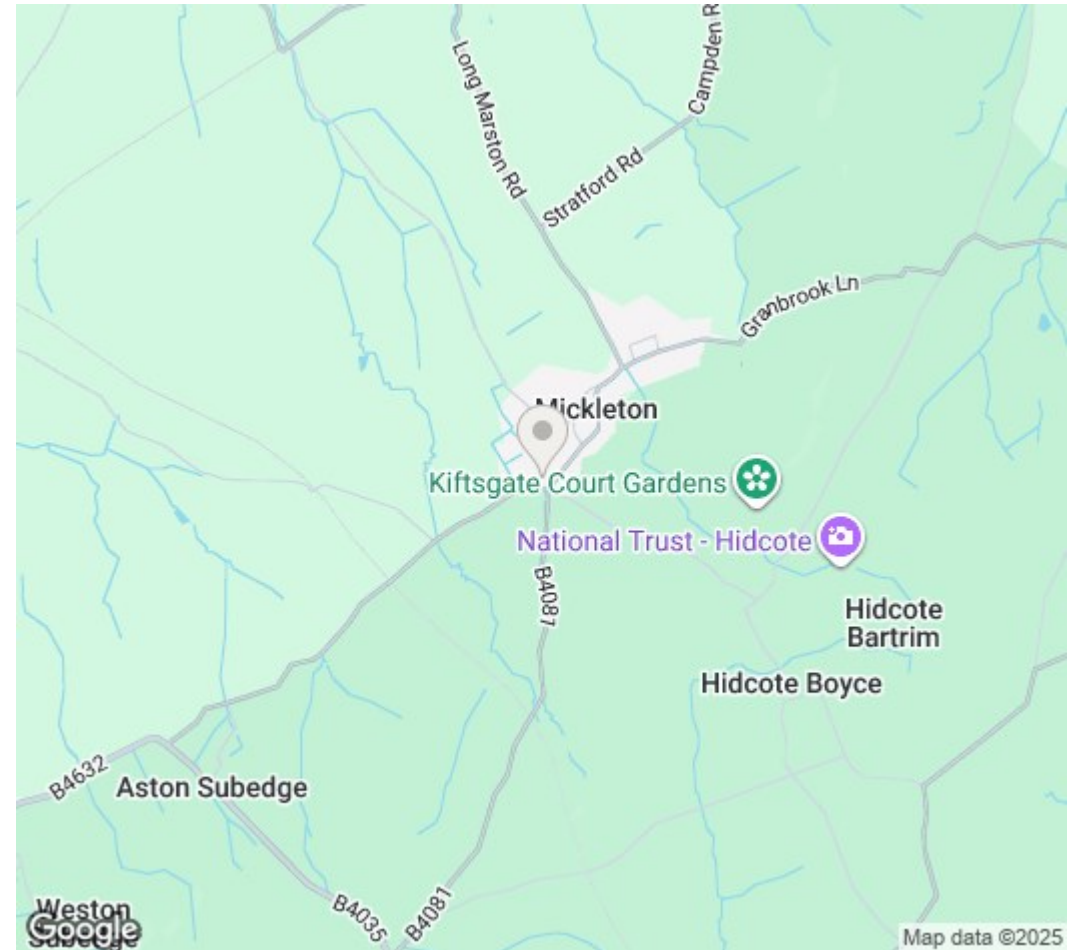
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used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



Ground Floor
Approx. Floor
Area 74.31 Sq.M.
(800 Sq.Ft.)



First Floor
Approx. Floor
Area 51.47 Sq.M.
(554 Sq.Ft.)



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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