

Peter Clarke



15 Arbour Close, Mickleton, Chipping Campden, GL55 6RR



- Three bedroom detached house
- Additional one bedroom annexe
- Living room with wood burner
- Fitted kitchen
- Cloakroom and family bathroom
- Garage with utility space
- Driveway parking and car port
- Low maintenance rear garden



Offers Over £545,000

Three bedroom detached home improved by the current owners with a useful ground floor annexe. Dual aspect sitting room, modern fitted kitchen and cloakroom. Annexe with bedroom, sitting room and shower room. On the first floor there are three further bedrooms and family bathroom. Garage, driveway parking and pretty rear garden.

#### MICKLETON

is an attractive village and offers a good range of local amenities including General Stores, Butchers, Primary School, two Inns, Hotel and historic Church. The sought after Cotswold village of Chipping Campden lies approximately three miles distant, renowned for its quaint High Street shops and pubs, whilst Moreton in the Marsh (11 miles distant) and Honeybourne (3 miles) have main line railway stations providing regular services to London. The historic town of Stratford upon Avon is just under nine miles drive offering a comprehensive range of cultural, social and recreational amenities.

#### ACCOMMODATION

The front door opens into a spacious hallway with stairs to the first floor. There is a cloakroom with w/c and hand basin. The living room is dual aspect and has a wood burning stove. Beyond the living room is an annexe which has the potential to be a bedroom, sitting room and shower room or additional living space depending on your requirements. There is a modern fitted kitchen and door into the garage with utility space. On the first floor there are three bedrooms and a family bathroom. Outside there is driveway parking and a useful car port. The garden is low maintenance.

#### 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 F.

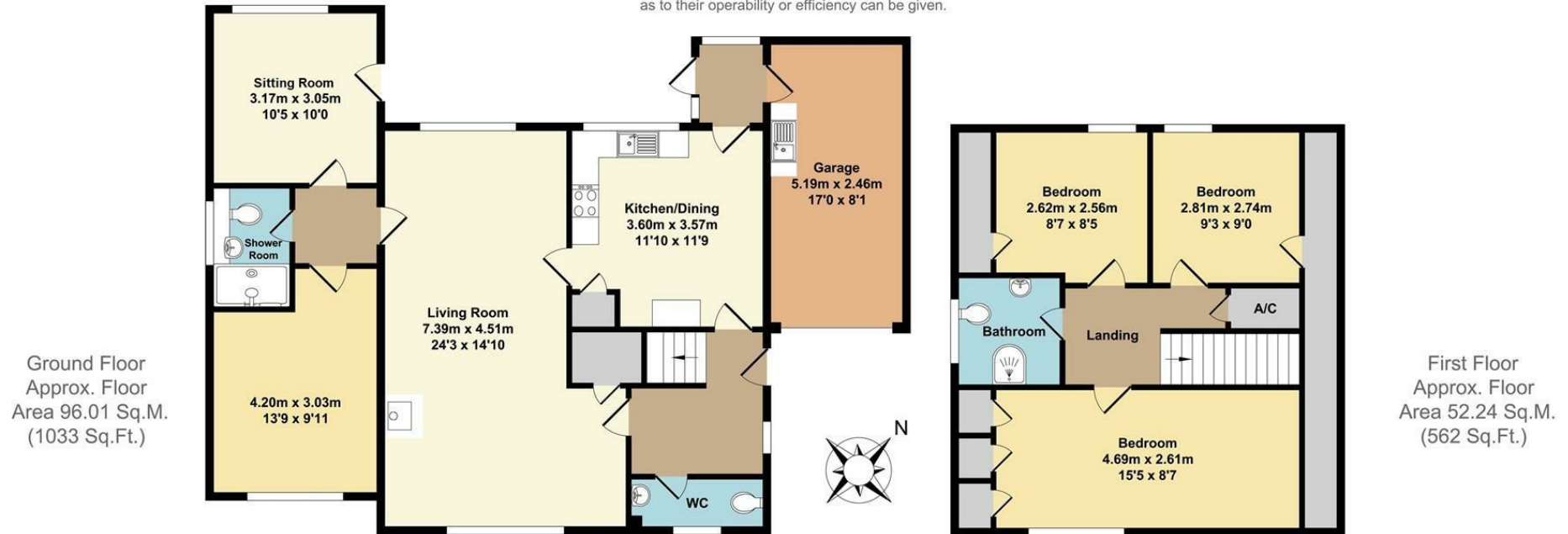
**CURRENT ENERGY PERFORMANCE CERTIFICATE RATING:** D. A full copy of the EPC is available at the office if required.

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



Arbour Close, Mickleton, Chipping Campden  
Total Approx. Floor Area 148.25 Sq.M. (1596 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.







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