



Peter Clarke

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

- Four bedroom detached home
- Two reception rooms
- Kitchen/diner
- Utility and cloakroom
- Main bedroom with ensuite
- Three further bedrooms
- Family bathroom
- Driveway parking
- Enclosed rear garden



£550,000

Detached four bedroom family home, having been extended by the current owners. The house now benefits from spacious accommodation including sitting room, dining room, kitchen, utility and cloakroom all on the ground floor. On the first floor there are four bedrooms including a lovely master bedroom with built in wardrobes and ensuite as well as a family bathroom. Outside there is driveway parking and a mature enclosed rear garden.

#### 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. 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 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. There is a useful utility room located just off the hallway, as well as downstairs cloakroom with hand basin and WC. The sitting room is duel aspect with bay window to the front and French doors opening on to the garden. There is a kitchen/breakfast room, rear lobby and a large dining room which would equally work well as a playroom with French doors on to the garden. On the first floor there is a lovely master bedroom suite with built in storage and an ensuite. There are three further bedrooms and a family bathroom. Outside the property is set back from the road with mature trees and driveway parking. Side access leads to the rear garden which is fully enclosed with mature planting providing a lovely private entertaining space.

#### 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.

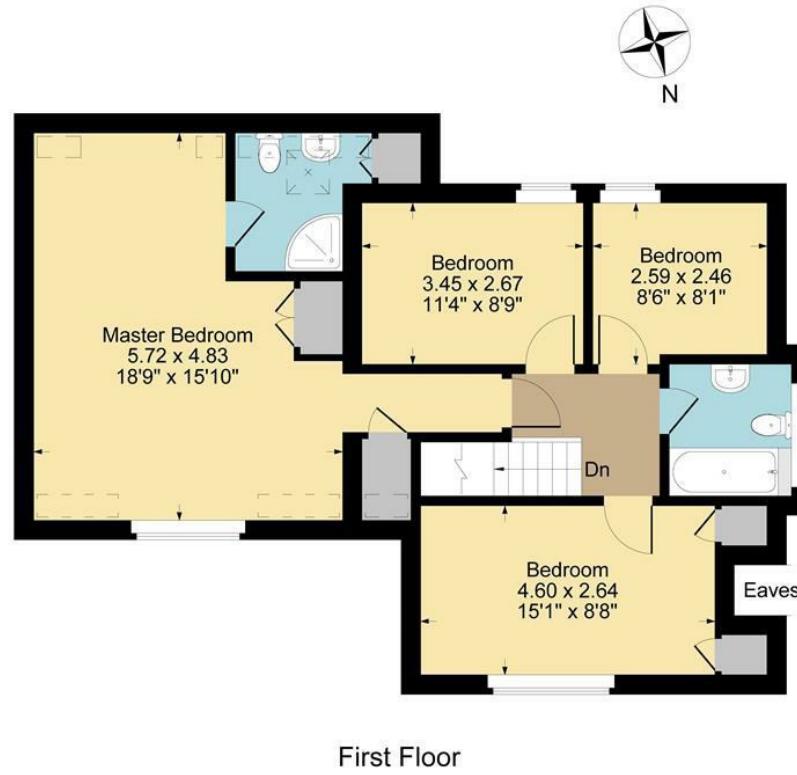
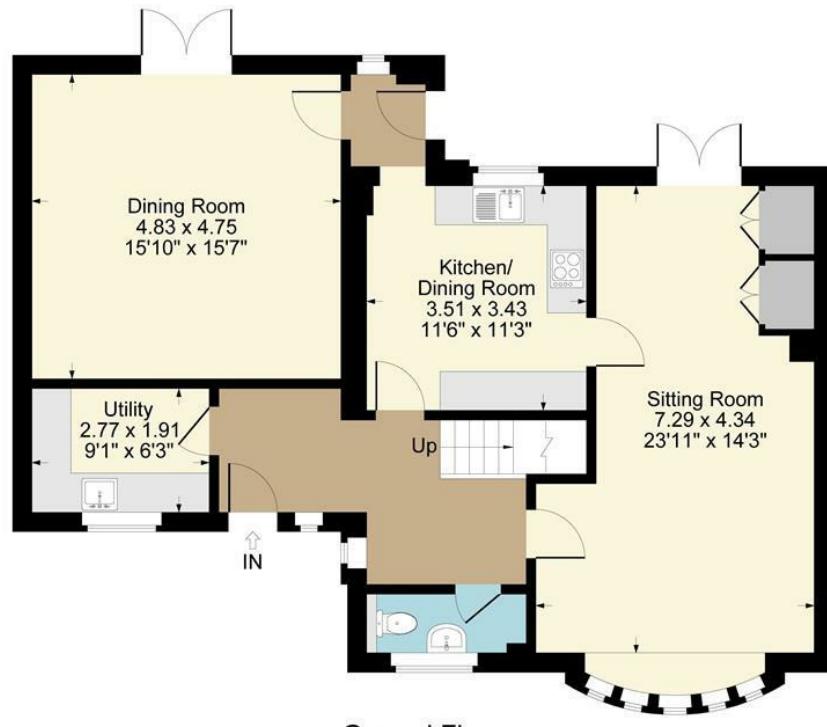
**COUNCIL TAX:** Council Tax is levied by the Local Authority and is understood to lie in Band D.

**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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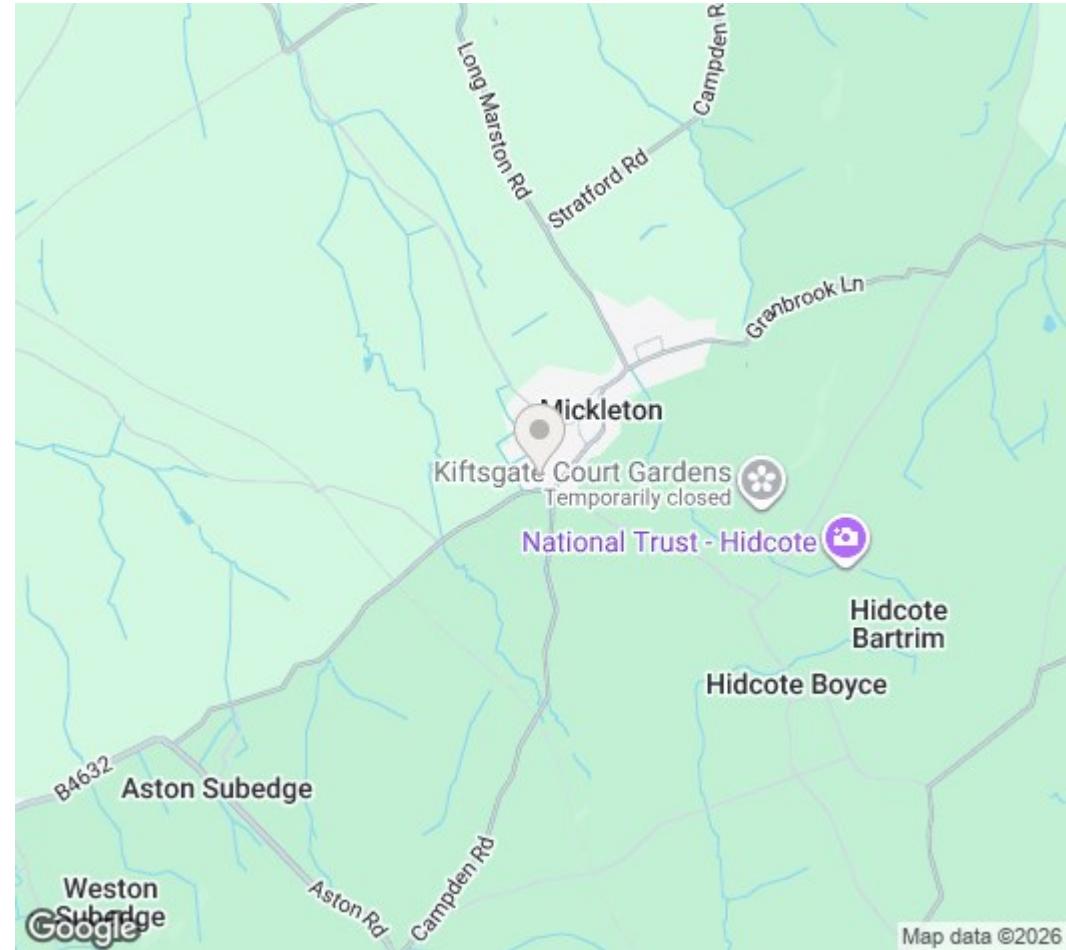
Approximate Gross Internal Area

Ground Floor = 89.79 sq m / 967 sq ft

First Floor = 76.04 sq m / 819 sq ft

Total Area = 165.83 sq m / 1786 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 or 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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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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