



Peter Clarke

Byways, Gloucester Lane, Mickleton, Chipping Campden, Gloucestershire, GL55 6RP

- Detached bungalow
- Three bedrooms
- Two bathrooms
- Sitting room with wood burner
- Dining room and study
- Kitchen/breakfast room
- Double garage and outbuildings
- Lovely private gardens
- No onward chain



Asking Price £675,000

Spacious three bedroom bungalow sitting in lovely private gardens approaching a third of an acre with sunny courtyard, summerhouse, large greenhouse, potting sheds, driveway parking and double garage. Sitting room, dining room, kitchen, three bedrooms, two bathrooms and study. No onward chain.

MICKLETON is an attractive village and offers a good range of local amenities including General Stores, Butchers, Primary School, two pubs, 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 nearby Moreton in the Marsh or Honeybourne both have main line railway stations 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 a spacious hallway with doors/open to the principal rooms. The kitchen/breakfast room has a range of wall and base units and there is room for a table and chairs. The dining room has a lovely picture window overlooking the gardens in the outside courtyard. The sitting room has a wood burning stove and bay window making the most of the gardens. There is a double bedroom accessed from the hall and a family bathroom. To the rear of the property there is the master bedroom and a further double bedroom both with built in storage, further storage in a walk in cupboard, a shower room and the study which has a door out to the courtyard area of the garden. The gardens wrap around the property on all sides and are beautifully maintained. There is driveway parking and a double garage with power and light.

GENERAL INFORMATION

TENURE: The property is understood to be freehold although we have not seen evidence. 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 central 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: E. A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the selling agent.

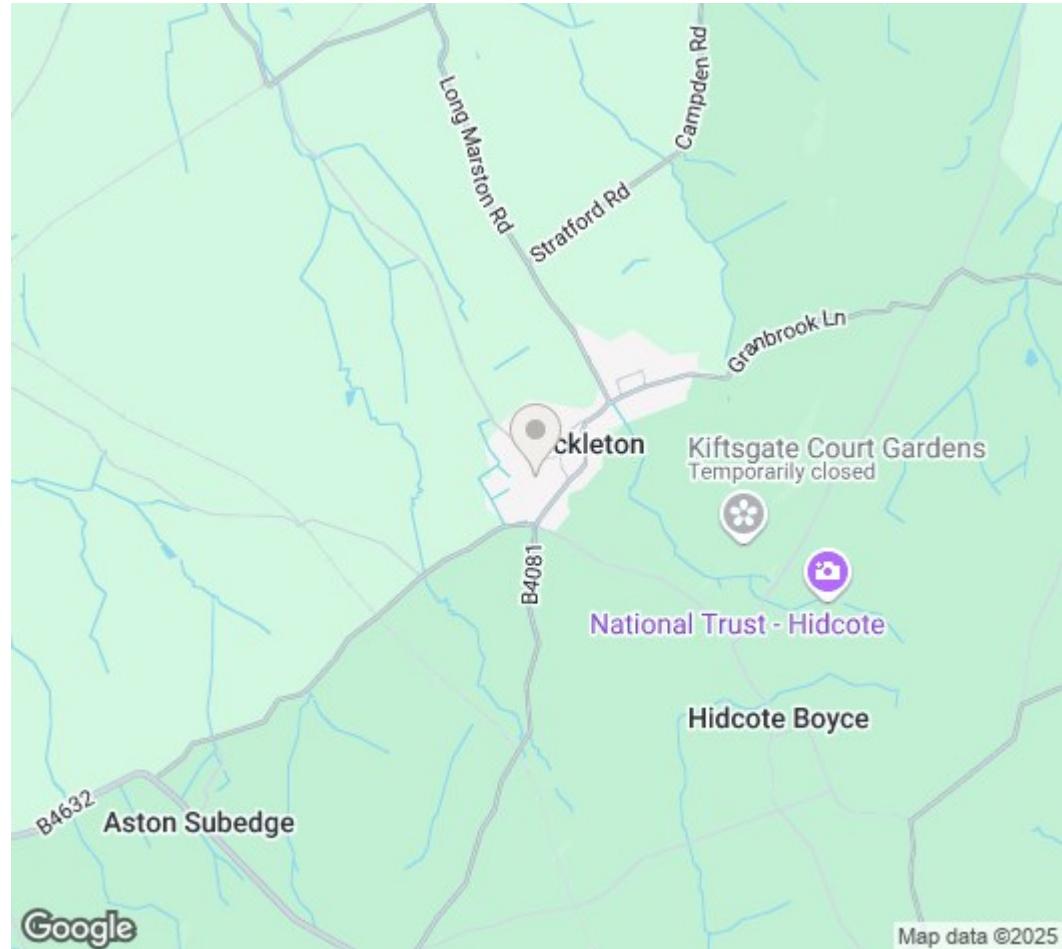


Byways, Mickleton



Approximate Gross Internal Area
Ground Floor = 168.97 sq m / 1819 sq ft
Garage = 23.84 sq m / 257 sq ft
Outbuilding = 8.54 sq m / 92 sq ft
Total Area = 201.35 sq m / 2168 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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