



5 Wheatfield Court, Mickleton, Chipping Campden, GL55 6UA

- Immaculate village home
- Kitchen with integrated Neff appliances
- Sitting/dining/garden room
- Ground floor bedroom with ensuite
- First floor double bedroom
- Luxury bathroom
- Bedroom three/dressing room
- Garage
- Driveway parking
- Low maintenance rear garden



£595,000

Immaculate two/three bedroom home with garage and parking, located in a quiet close if similar properties. Modern kitchen, sitting/dining/garden room, double bedroom and ensuite on the ground floor. On the first floor there is a double bedroom, bathroom and dressing room. Outside there is a low maintenance rear garden. No onward chain.

#### 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 and doors to principal rooms. The kitchen is dual aspect, with a modern fitted kitchen with integrated appliances including Neff induction hob, oven, combi oven and dishwasher as well as fridge and freezer. The ground floor double bedroom leads to an ensuite which has space and plumbing for washing machine and tumble drier. To the rear there is a spacious sitting/dining/garden room with a gas fired stove. there is access into the garage from the garden room. On the first floor there is a large, dual aspect double bedroom, full bathroom and a third bedroom which was fitted out as a dressing room. Outside there is driveway parking and a single garage. The rear garden is designed to be low maintenance having been mainly laid to patio, with raised flower beds.

#### 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.



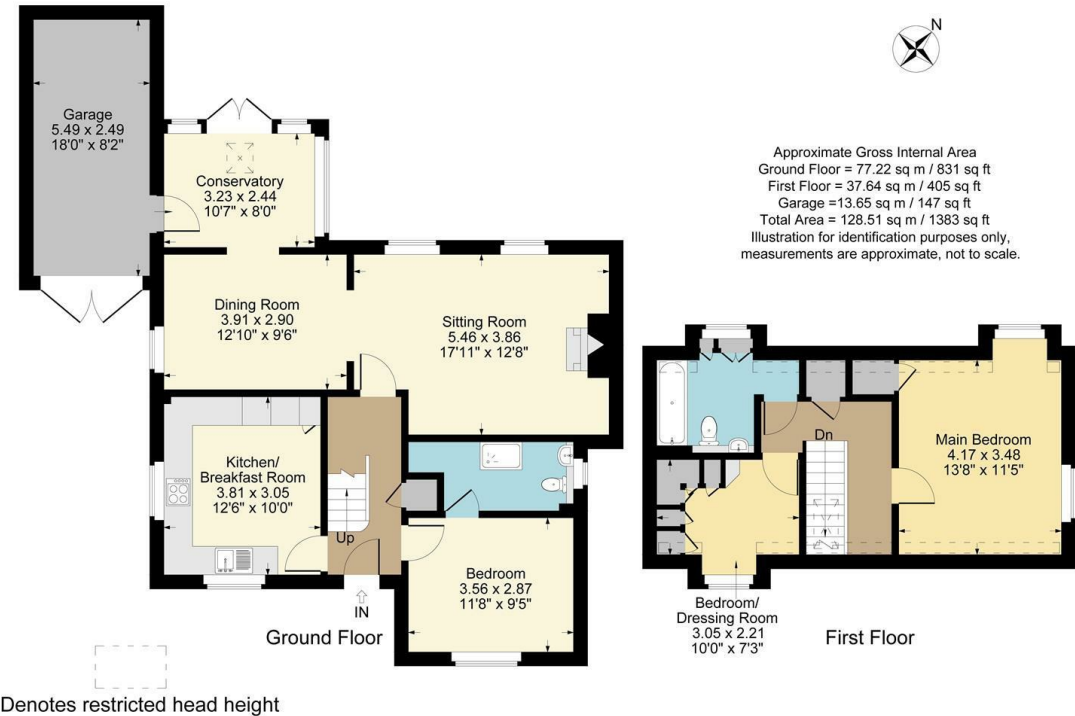




5 Wheatfield Court, Mickleton



Approximate Gross Internal Area  
 Ground Floor = 77.22 sq m / 831 sq ft  
 First Floor = 37.64 sq m / 405 sq ft  
 Garage = 13.65 sq m / 147 sq ft  
 Total Area = 128.51 sq m / 1383 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.

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