

Peter Clarke



Regent House, Vine Court, High Street, Mickleton, GL55 6SA

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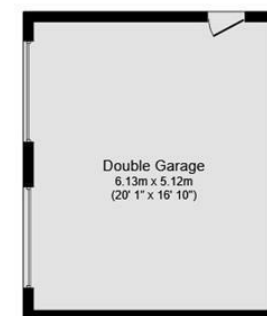
Ground Floor

Floor area 98.5 sq.m. (1,060 sq.ft.)



First Floor

Floor area 96.2 sq.m. (1,035 sq.ft.)



Garage

Floor area 31.4 sq.m. (338 sq.ft.)

Total floor area: 226.1 sq.m. (2,434 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

- Four bedroom detached home
- Spacious entrance hall
- Kitchen/dining/family room
- Sitting room with woodburner
- Study
- Utility and cloakroom
- Master bedroom suite with dressing room
- Three further bedrooms, family bathroom and another ensuite
- Driveway parking
- Double garage



Offers Over £1,100,000

Beautiful detached four bedroom family home located in a lovely quiet spot in the heart of the village. Hallway, sitting room, study, cloakroom and kitchen/dining/family room all on the ground floor. On the first floor there are four bedrooms, two ensembles and a family bathroom. Outside there is gated driveway parking, detached double garage and low maintenance gardens.

MICKLETON

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.

ACCOMODATION

HALL

With engineered oak flooring, and a beautiful staircase rising to the first floor.

KITCHEN/DINING/FAMILY ROOM

Hand painted solid oak kitchen with quartz worktops, Siemens integrated appliances including an American fridge/freezer and a 3 oven Aga. Bifold doors open onto the garden and there is a wood burning stove.

UTILITY

With space for a washing machine and tumble drier.

STUDY

Located off the hallway and overlooking the garden.

CLOAKROOM

With w/c and hand basin.

SITTING ROOM

Lovely dual aspect room with French doors opening onto the garden and a wood burning stove.

MAIN BEDROOM SUITE

The main bedroom suite comprises of a spacious double bedroom, ensuite with walk in shower, and a large dressing room with built in wardrobes.

BEDROOM

Double bedroom with views overlooking the front.

BEDROOM

Double bedroom with fitted wardrobes

BEDROOM

Double bedroom with views over fields at the rear, fitted wardrobes and an ensuite shower room.

BATHROOM

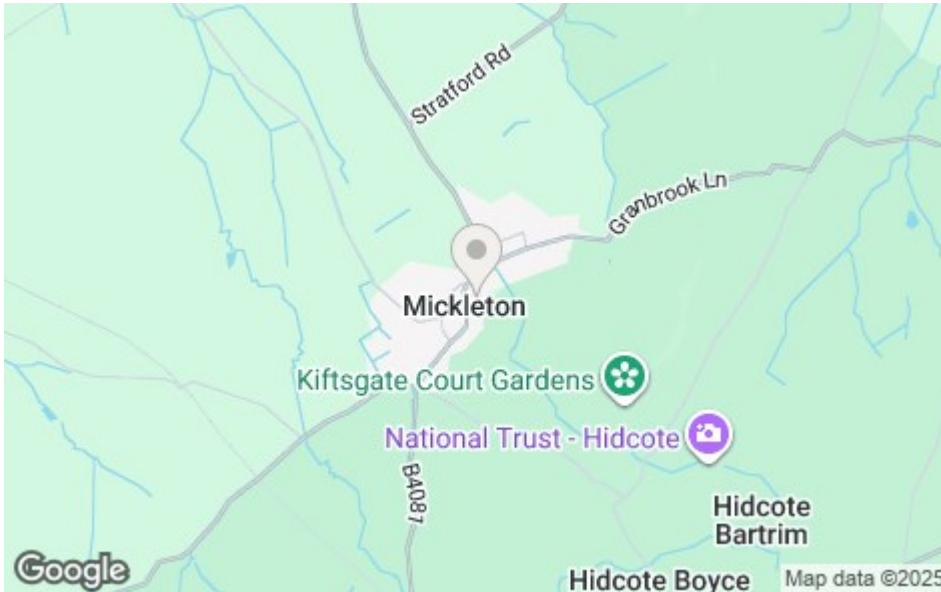
Luxury bathroom with separate shower, w/c, hand basin, heated towel rail and bath.

OUTSIDE

The property is set well back from passing traffic at the far end of Vine Court with a private drive to the property and electric gate. There is a large parking area for a number of cars and an additional front lawn. Side access leads to the rear garden which has a large patio







area by the house, artificial grass instead of lawn, and a summerhouse. There is a detached double garage with power and light and providing loft storage in the eaves.

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: B. A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the selling agent.





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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