


41 Ballards Close, Mickleton, Chipping Campden, GL55 6TN

- Three bedroom detached home
- Dual aspect siting room
- Dining room
- Kitchen/breakfast room
- Utility and cloakroom
- Main bedroom suite with dressing room and ensuite
- Two further bedrooms and family bathroom
- Driveway parking and garage
- Pretty rear garden
- No onward chain

3 2 2

£560,000

Three bedroom detached home. Located at the far end of this prestigious no through road in Mickleton. Sitting room, dining room, kitchen/breakfast room and utility all on the ground floor. On the first floor there are three bedrooms, ensuite and family bathroom. Outside there is driveway parking, single garage and a lovely 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,. Moreton-in-Marsh (11 miles away) and Honeybourne (3.7 miles away) both have main line railway stations with 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 porch, which in turn leads into the hall. There is a dual-aspect sitting room with a feature fireplace and a lovely bay window. Beyond this is the kitchen/breakfast room, which overlooks the garden and a dining room. There is also a useful utility room with a door leading out to the garden.

On the first floor, there are three bedrooms, two of which are served by the family bathroom. The main bedroom leads into a dressing room and en suite, which are situated above the garage.

Outside, there is driveway parking, and a single garage. The rear garden is beautiful and wraps around the rear and side of the house.

## 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.











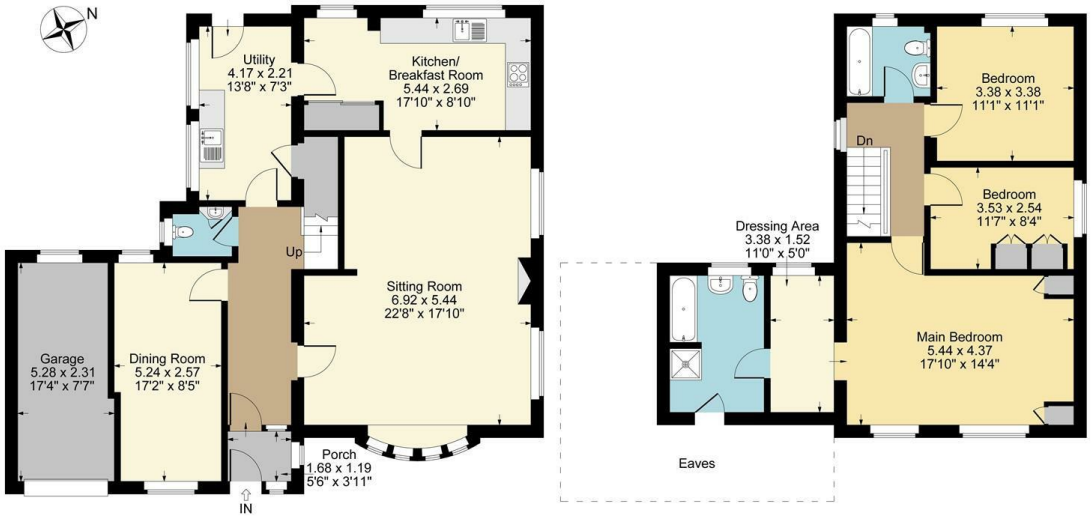








**41 Ballards Close, Mickleton**




Approximate Gross Internal Area
Ground Floor = 92.15 sq m / 992 sq ft
First Floor = 65.81 sq m / 708 sq ft
Garage = 11.59 sq m / 125 sq ft
Total Area = 169.55 sq m / 1825 sq ft
Illustration for identification purposes only,
measurements are approximate, not to scale.

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