

Peter Clarke

IN ASSOCIATION WITH

Winkworth



Hillview, 10 Meon Road, Mickleton, Chipping Campden, GL55 6TD

- Three-bedroom semi-detached home
- Gated stone driveway and single garage
- Spacious sitting room
- Large kitchen/dining room
- Landscaped rear garden
- Multiple areas for outdoor entertaining and relaxation
- Beautiful, versatile garden room

A charming three-bedroom semi-detached home enjoying a generous frontage sitting on a corner plot with gated stone driveway, lawned garden and single garage. The property offers well-planned accommodation with excellent living and entertaining space, together with a beautifully designed rear garden and a versatile garden room.

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 3 miles away which is renowned for its quaint High Street shops and pubs. Mickleton is also in the catchment area for Chipping Campden School. The picturesque village of Broadway is 6.5 miles away. 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 9 miles drive away offering a comprehensive range of cultural, social and recreational amenities.

ACCOMMODATION

GROUND FLOOR

The welcoming entrance hall provides access to the principal reception rooms and features a dog-leg staircase rising to the first floor. The sitting room is a comfortable and inviting reception space, enjoying a window overlooking the front of the property. The bathroom has a WC, washbasin and bath, with shower over. The impressive kitchen/dining room is fitted with a range of wall and base units, with space for a range cooker, American style fridge freezer, washing machine and dishwasher plus additional space for a tumble dryer in the recessed space. A door provides direct access to the rear garden, while sliding doors open onto the patio, creating a seamless connection between the kitchen, dining and outdoor entertaining areas.

FIRST FLOOR

The first floor provides three double bedrooms. The main bedroom benefits from fitted cupboards and a window overlooking the front of the property, while the two further double bedrooms are positioned to the rear. A cloakroom completes the first-floor accommodation, fitted with a WC and wash hand basin.

OUTSIDE

The property enjoys a large frontage with a stone driveway, wooden gates, lawn and established shrubs, together with a single garage. To the rear, it has been landscaped into distinct areas, creating areas ideal for relaxing, dining and entertaining. A particular highlight is the stunning garden room, offering superb versatility and providing an ideal space for use as a home office, studio, games room or additional recreational space.

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 gas and electricity 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.

BROADBAND/MOBILE COVERAGE: Broadband: Superfast Available (Checked on Ofcom Sept 26) | Minimum Mobile Coverage: 70% O2 (Checked on Ofcom Sept26)

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

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: C. A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the selling agent.



Offers Over £450,000





Hill View, 10 Meon Road, Mickleton



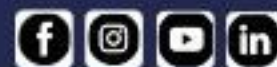
Denotes restricted head height

Approximate Gross Internal Area
 Ground Floor = 64.66 sq m / 696 sq ft
 First Floor = 47.56 sq m / 512 sq ft
 Garage = 11.79 sq m / 127 sq ft
 Total Area = 124.01 sq m / 1335 sq ft
 Illustration for identification purposes only,
 measurements are approximate, not to scale.

DISCLAIMER: HMR Homes Limited t/a Peter Clarke in association with Winkworth 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 HMR Homes Limited t/a Peter Clarke in association with Winkworth 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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Peter Clarke

AN ASSOCIATE OF WINKWORTH

Winkworth