



Ballards Close, Mickleton, GL55 6TN

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

CHAIN FREE - FOUR BEDROOM FAMILY HOME IN DELIGHTFUL POSITION

A great opportunity to purchase this four-bedroom family home, delightfully positioned in a sought-after location in the village of Mickleton, enjoying spacious accommodation and wonderful rear views over Baker's Hill.

The property briefly comprises: porch, entrance hall, WC, kitchen / breakfast room, utility room with garden access, spacious living room, and dining room with double doors into the garden.

The first floor comprises: four double bedrooms and family bathroom. The primary bedroom includes generous space with built-in storage and en-suite shower room.

Outside to the rear is an exceptionally presented garden mainly laid to lawn with flower beds, shrubs and bushes, patio area, garden shed, and access into the double garage. The garage includes power, lighting, built-in cupboards and loft storage.

To the front is a tidy and beautiful garden with driveway and access into the garage.



Key Features

- NO ONWARD CHAIN
- WONDERFUL REAR VIEWS OVER BAKER'S HILL
- FOUR BEDROOMS
- SITTING ROOM / DINING ROOM
- KITCHEN / BREAKFAST ROOM
- UTILITY ROOM
- FAMILY BATHROOM, EN-SUITE SHOWER ROOM & GROUND FLOOR WC
- DRIVEWAY
- DOUBLE GARAGE
- EPC = D



**Guide Price
£550,000**

Mickleton

Mickleton is a popular village and has a range of amenities including a general store, butcher, Three Ways House Hotel (The Pudding Club), two public houses, and the Parish Church of St. Lawrence, together with many active clubs and community societies. There is a village primary school and a good selection of state schools in the area, with Chipping Campden School nearby. There are some excellent shopping and leisure facilities provided by Stratford-upon-Avon, Stow-on-the Wold and Cheltenham. There are local bus services and mainline railway stations at Honeybourne or Moreton-in-Marsh for London (Paddington).

Additional Information

Tenure: We understand that the property is for sale Freehold.

Local Authority: Cotswold District Council

Council Tax Band: We understand that the Council Tax Band for the property is Band F.

EPC Rating: D

Agents Note

(i) The property is being offered to the market with No Onward Chain.

(ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending buyers should not rely on them as statements of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

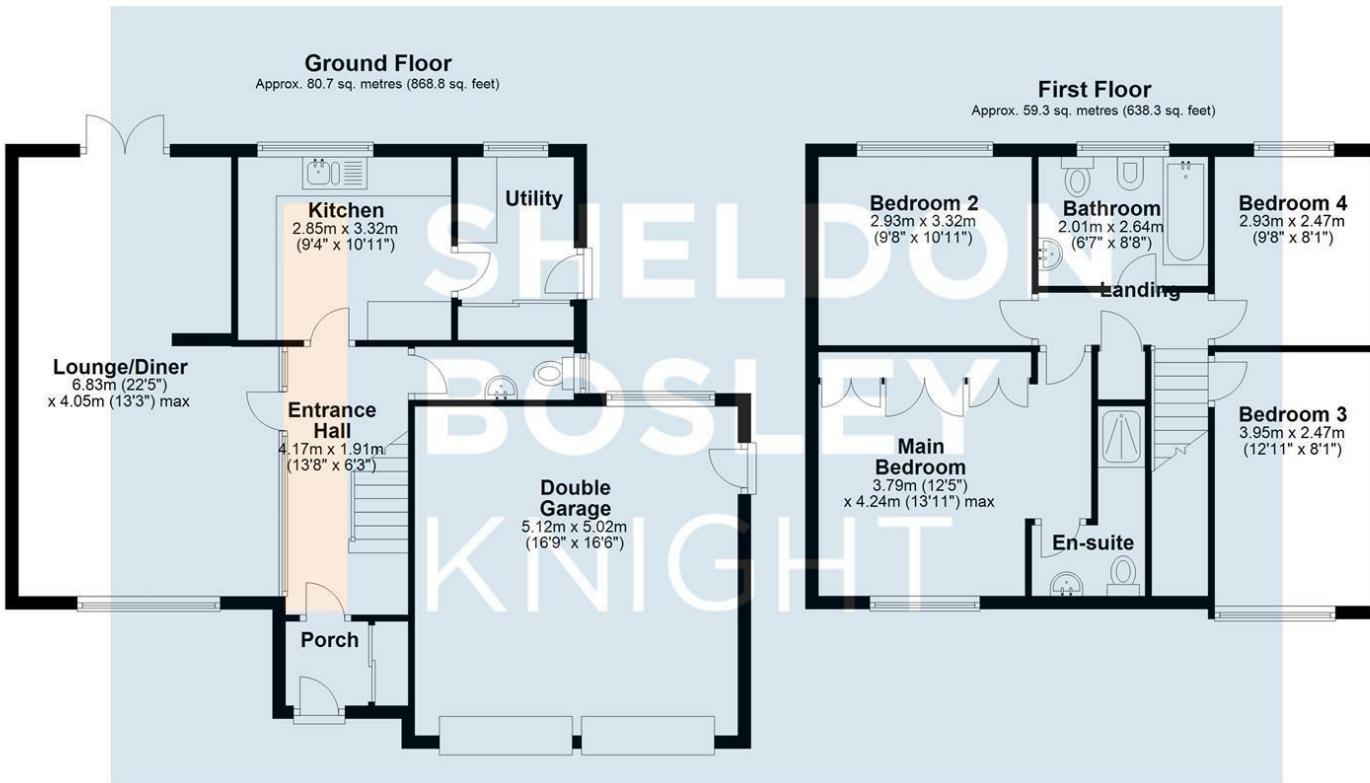
(iii) Floorplans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.







Floorplan



Total area: approx. 140.0 sq. metres (1507.1 sq. feet)

All efforts have been made to ensure that the measurements on this floorplan are accurate however these are for guidance purposes only.
Plan produced using PlanUp.



EPC Rating - D

Tenure - Freehold

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Local Authority
Cotswold District Council

Our Testimonials

Excellent sales team. Chloe, Christian and Leanne supported me throughout a difficult sale and at a very competitive fee. They really know their stuff and I wouldn't hesitate to recommend SBK Evesham. Thank you!

Louise Orchard

I had a great experience while purchasing a house with Sheldon Bosley Shipston on stour. From start to finish they have done everything they can to help and been great with communication. I dealt with Kate and Morgan who were both lovely but I'm sure it was a team effort behind the scenes. I felt like they were there for me and supportive. Thank you to you all!

Georgie Smith

Fantastic and easy experience. Nothing was too much to ask and the team were incredible in providing support and reassurance in our first move. Everything was communicated to us professionally and efficiently. Massive thanks to the team for making this move possible.

Anna Stoumann

Very helpful and friendly staff. They were happy to provide names of local tradesmen which will be a great help. Would highly recommend.

Jane Harms

A stress free procedure due mainly to the estate agent Rockwell Allen. There was excellent communication and marketing with the bonus of getting the asking price.

Susan

We found our dream home and needed to sell our house to make an offer. Andrew and the team at Sheldon Bosley knight Leamington were fantastic. They managed to value our home, got photos and floor plans sorted, advertised, completed viewings and we had an above asking price offer accepted in one and a half weeks from first contacting them!! Communication from both Andrew, Sophie and the team plus through their online portal was great throughout. Honestly couldn't have asked for more.

Charlie Foley

Millie has been absolutely brilliant from the word go. The whole experience has been a breath of fresh air and the complete opposite from our last dealings with an estate agent. Thank you Millie for all your hard work and advice, couldn't be bettered.

Kate

Both Amy and Amelia were incredibly helpful and proactive throughout the purchase of our property. The commitment that they both showed to the sellers and us as buyers was second to none and meant that any moving bumps were successfully managed. We would wholeheartedly recommend them to friends and, if we were to consider moving again, would certainly use them.

Emmah Ferguson

We couldn't recommend Sheldon Bosley Knight more. After having a house sale fall through previously, we were very nervous about making our offer, but the lovely Annette and Sara guided us through everything with ease and made us feel so comfortable with our decisions. We got the house of our dreams, and we are absolutely delighted! They made us feel like friends and we would recommend them to anyone looking to buy their perfect home.

Jen Singleton

To book a free no obligation market appraisal of your property contact your local office.

sheldonbosleyknight.co.uk



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