established 200 years

Tayler & Fletcher

Woodlands, 6 Ballards Close

Mickleton, Chipping Campden, GL55 6RL

Guide Price £440,000

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A substantial 2/3 bedroom detached house with integrated single garage, offering scope for further alteration/improvement if desired and situated in a quiet village location and with the benefit of NO ONWARD CHAIN.

LOCATION

Mickleton is a charming and popular village situated in the far north west corner of Gloucestershire and the Cotswolds situated just off the Cotswold escarpment and close to Chipping Camden (3 miles) and Broadway (7 miles). The village is centred around an active community with a range of local facilities including a small supermarket, two pubs, a hotel and the Church of St Lawrence. The larger commercial centres of Stratford-upon-Avon (9 miles) and Evesham (10 miles) are within easy travelling distance. The surrounding countryside and Cotswold Hills provide for a broad range of rural leisure pursuits and the gardens of Hidcote Manor and Kiftsgate Court are close by.

DESCRIPTION

Woodlands comprises a substantial detached property with accommodation arranged over two floors and occupying a good, generous sized plot on the edge of Mickleton. The property has a hall, large principal reception room and garden room with conservatory off, re-fitted kitchen and a separate study or bedroom 3 as desired, together with a cloakroom, utility and access to the adjoining single garage. On the first floor there are two good-sized double bedrooms with built-in wardrobes and a family bathroom. The property offers some potential for further alteration or improvement if desired.

Approach

A uPVC front door with leaded light double glazed inserts with outside light to:

Entrance Lobby

Having solid timber door with glazed fan light to:

Hall

With stairs rising to first floor, painted timber door to cloaks cupboard with hanging rail and shelving and sliding timber door to:

Cloakroom

With low-level WC, pedestal wash hand basin with chrome mixer taps and opaque double glazed casement to front elevation.

From the hall, timber door with bevelled glazed panels to:

Sitting Room

With double glazed leaded light casement to front elevation, decorative fireplace with tiled hearth and brick surround and fitted with a gas fire, two wall light points and archway through to:

Garden Room

With display niche, wide double glazed picture window overlooking the rear garden, two wall light points and double glazed door with matching panel to:

Conservatory

With tiled floor, reconstituted stone dwarf walls, double glazed casements and double glazed French doors to the terrace and garden with a pitched double glazed roof with fixed blinds (not tested).

From the hall, bevelled edged glazed door to:

Study/ Bedroom 3

With wide double glazed leaded light casement window overlooking the front drive and garden, two wall light points, painted timber door to built-in cupboard with hanging rail and shelving.

From the hall, timber door with bevelled edged glazed panels to:

Kitchen

With fitted kitchen comprising worktop with one and a half bowl stainless steel sink unit with chrome mixer tap, four ring Lamona electric hob, tiled splashback, space and plumbing for

washing machine or dishwasher, built-in drawers, a range of eye-level cupboards and extractor over hob. A further matching worktop with tiled splashback and built-in cupboards below and a range of eye-level cupboards over, space for upright fridge/freezer. Further timber door to built-in Larder cupboard.

From the kitchen, part-glazed door to:

Rear Hall
With uPVC door with double glazed panels to the rear garden, separate painted timber door to:

Utility Room
With worktop, space and plumbing for washing machine, opaque double glazed casement to side elevation and a wall mounted Worcester gas-fired central heating boiler.

From the rear hall, secondary painted timber door to the:

Single Garage
With further double glazed casement window to side elevation, single up and over door and wall mounted electricity fuse box and meter .

From the hall, stairs with timber handrail and half-landing with double glazed casement window to side elevation and part-panelled walls, rise to the:

First Floor Landing
With access to roof space and painted timber door to:

Bedroom 1
With wide double glazed casement window overlooking the rear garden, an extensive range of mirror fronted built-in cupboards, further eaves built-in storage and built-in cupboard.

From the landing, painted timber door to:

Bathroom
With panelled bath with chrome fittings, chrome handset shower attachment and shower over bath, glazed shower panel, vertical heated towel rail, low-level WC with built-in cistern, porcelain wash hand basin with chrome mixer tap, tiled splashback and built-in cupboards below. Built-in cupboard with pine slatted shelving.

From the landing, painted timber door to:

Bedroom 2
With wide double glazed casement window with leaded lights overlooking the front of the property, an extensive range of built-in wardrobes with hanging rail and shelving and a central vanity unit with mirror.

OUTSIDE
Woodlands, 6 Ballards Close is approached via a shared tarmacadam drive, in turn sweeping to the private driveway to the front of the garage and the front of the house with lawn to the front, clipped evergreen hedging and in turn leading to the front door. Set to the rear of the house and approached via the rear hall or alternatively the side of the property, is the rear garden, laid mainly to lawn with a paved terrace immediately to the rear of the house, which may also be approached via the French doors from the conservatory. The remainder of the garden being lawn with sculpted herbaceous borders surrounding and a number of mature clipped shrubs and trees and a detached summerhouse to one corner.

SERVICES
Mains Gas, Electricity, Water and Drainage are connected. Gas-fired central heating.

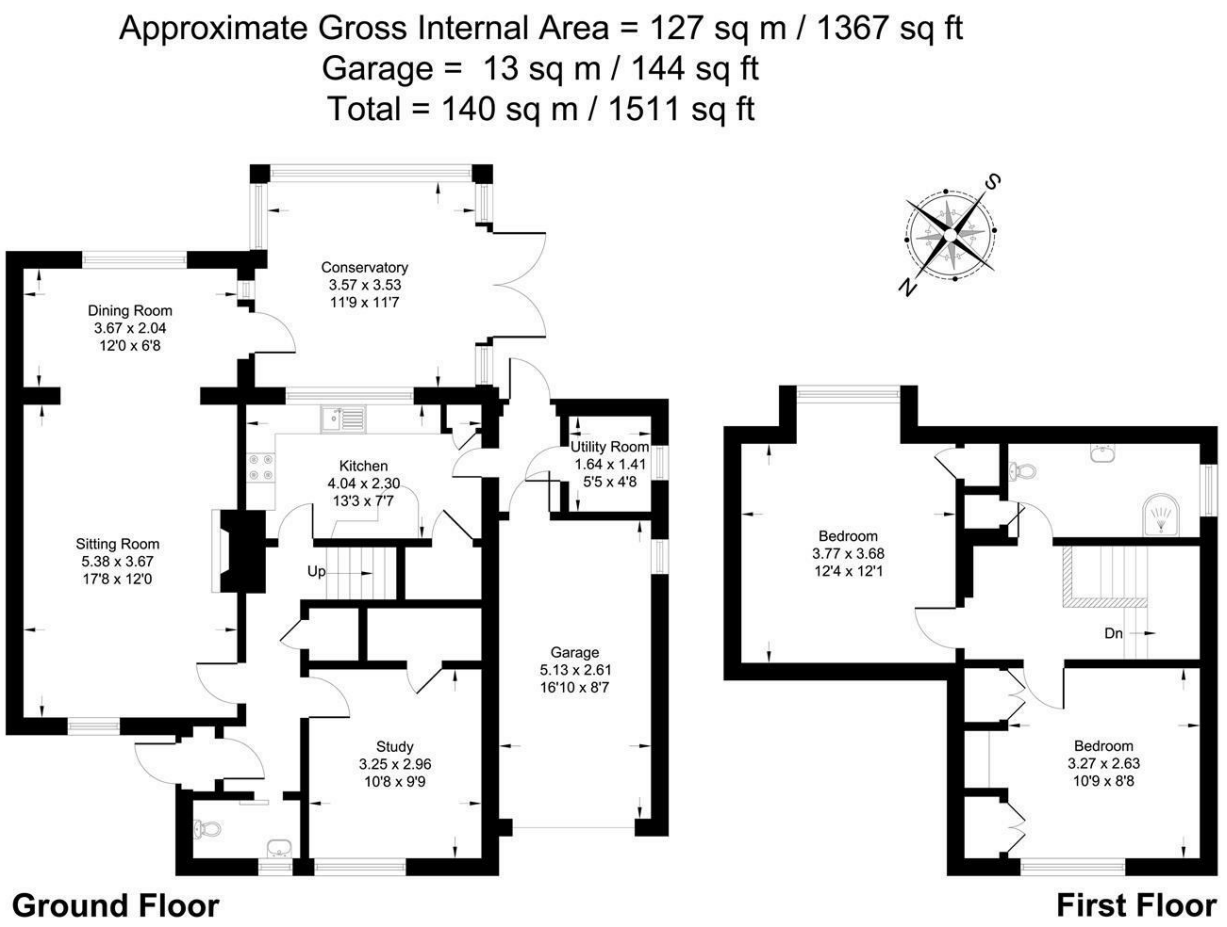
LOCAL AUTHORITY
Cotswold District Council, Trinity Road, Cirencester, Gloucestershire GL7 1PX (Tel: 01285 623000) www.cotswold.gov.uk.

COUNCIL TAX
Council Tax band E. Rate Payable for 2026/ 2027: £2834.50

DIRECTIONS
As you approach Mickleton from Chipping Campden or Broadway, from the roundabout proceed into Mickleton and Woodlands, No.6 Ballards Close will be found very shortly on the right hand side opposite the entrance to Pound Lane. If you reach the right hand turn into Ballards Close you have gone too far.

What3Words ///native.awakening.bikers

Floor Plan

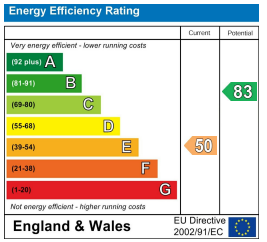


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Area Map

Viewing

Please contact our Bourton-on-the-Water Sales Office on 01451 820913
if you wish to arrange a viewing appointment for this property or require further information.



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London House High Street, Bourton-on-the-Water, Gloucestershire, GL54 2AP
Tel: 01451 820913 Email: bourton@taylerandfletcher.co.uk https://www.taylerandfletcher.co.uk