24 Meon Road, Mickleton, Chipping Campden, Gloucestershire, GL55 6TD

- Two bedroom bungalow
- Sitting room
- Fitted kitchen
- Luxury walk-in shower room
- Loft room with WC
- Driveway parking
- Integral garage
- South facing garden
- No onward chain

2 1 1

Asking Price £375,000

Two-bedroom bungalow with additional loft room, south-facing garden, garage and parking. The property has been well maintained by the current owner and is ready for someone new to make their mark. Comprising hallway, two bedrooms, fitted kitchen, and sitting room opening onto the south-facing garden. The loft has been converted into a room with a WC but is accessed via a drop-down ladder. There is a luxury walk-in shower room. No onward chain.

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

The front door opens into a glazed porch, with a door leading into the integral garage. There is a double bedroom to the front of the property, with a lovely sitting room behind featuring sliding doors opening onto the immaculate garden. Bedroom two has been used as a study. There is a modern fitted kitchen with a door out to the side access. The shower room has been upgraded by the current owner. The loft space has been converted into a room with a WC; however, this is accessed via a drop-down ladder. Outside, there is driveway parking to the front, side access, and a lovely south-facing rear garden with a summer house/shed.

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.

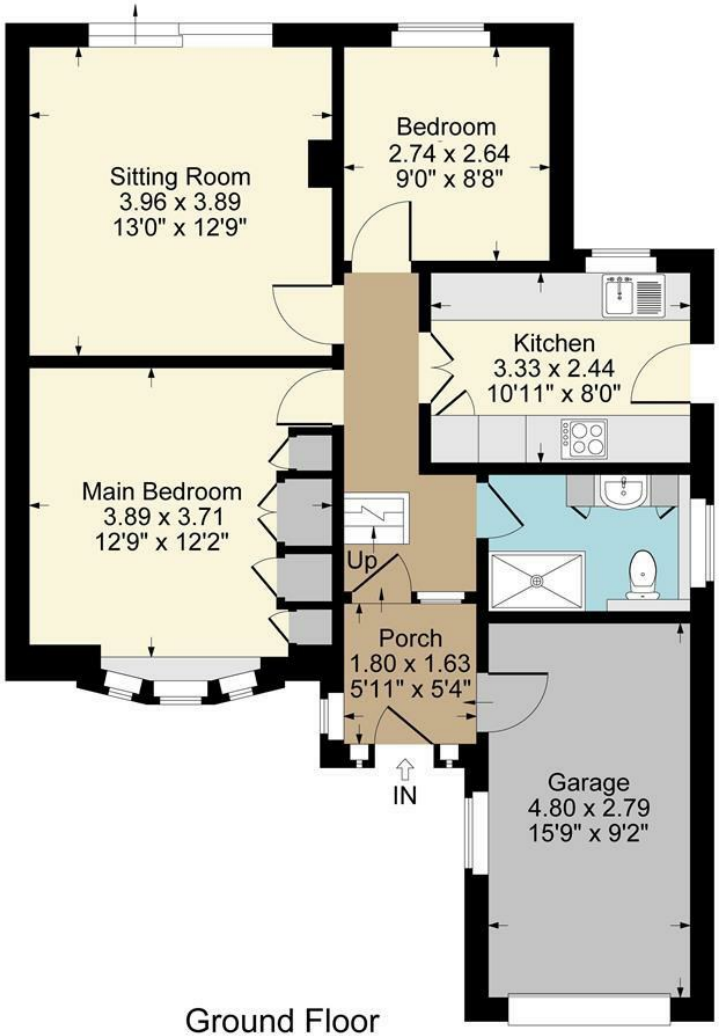
RIGHTS OF WAY: The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

COUNCIL TAX: Council Tax is levied by Cotswold District Council and is understood to lie in Band C.

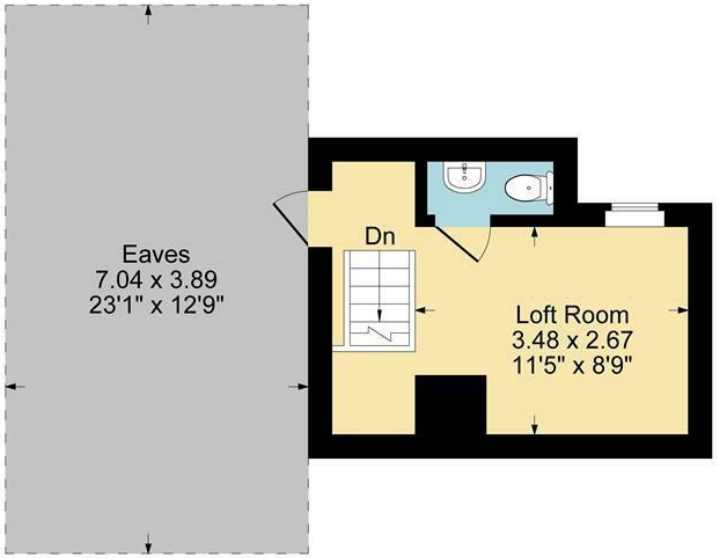
CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: D. A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the selling agent.

24 Meon Road, Mickleton



Ground Floor



First Floor

Approximate Gross Internal Area
Ground Floor = 61.97 sq m / 667 sq ft
First Floor = 14.57 sq m / 157 sq ft
Garage = 12.43 sq m / 134 sq ft
Total Area = 88.97 sq m / 958 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.

Multi-award winning offices
serving South Warwickshire & North Cotswolds

Grafton House High Street, Chipping Campden, Gloucestershire, GL55 6AT
01386 770044 | campden@peterclarke.co.uk | www.peterclarke.co.uk

Peter Clarke
Winkworth