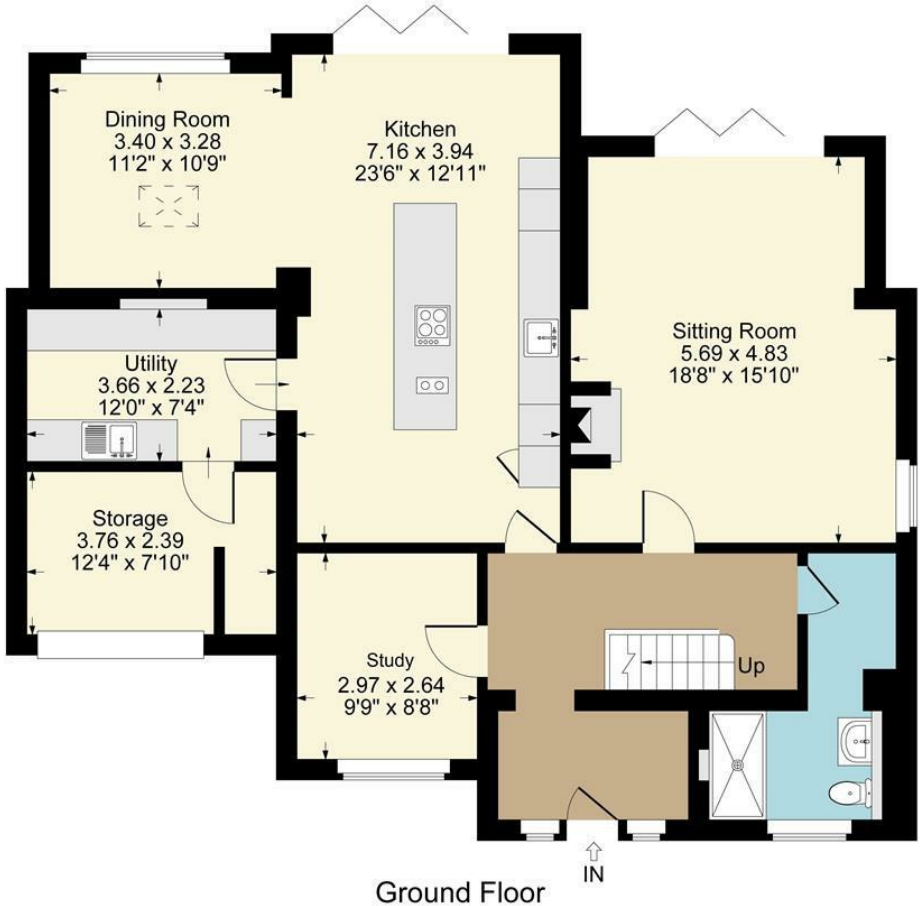


1 Ballards Close, Mickleton, Chipping Campden, Gloucestershire, GL55 6RL

1 Ballards Close, Mickleton



Ground Floor



First Floor

Approximate Gross Internal Area
Ground Floor = 119.10 sq m / 1282 sq ft
First Floor = 66.70 sq m / 718 sq ft
Total Area = 185.80 sq m / 2000 sq ft
Illustration for identification purposes only,
measurements are approximate, not to scale.

- Beautifully extended three bedroom house
- Kitchen/dining/family room
- Sitting room with wood burner
- Ground floor shower room
- Study and utility room
- Family bathroom and en-suite
- Plenty of driveway parking
- Wrap around garden
- Underfloor heating to much of downstairs
- Views to Bakers Hill

3 3 2

Offers Over £795,000

This beautifully extended and renovated home has been completely transformed by the current owners to create stylish living spaces. The ground floor features a kitchen/dining/living room with bi-fold doors to the garden, a sitting room with wood-burning stove, a shower room, utility room and study. Upstairs, there are three double bedrooms, the family bathroom and a particularly spacious and luxurious en-suite. Outside, there is plenty of parking on the driveway and a generous garden that wraps around the house.

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 spacious entrance porch/hallway where glass sided stairs rise to the first floor and a study sits at the front of the house. The open-plan kitchen/dining/family room is a wonderful and bright space with bi-fold doors opening onto the garden. A separate utility room keeps household items away from the main living areas. A cosy, dual-aspect sitting room has a wood-burning stove with further bi-fold doors whilst a luxurious shower room completes the ground floor. On the first floor is the family bathroom and three bedrooms, the main of which overlooks the garden and has a wonderful en-suite bathroom that must be seen to be appreciated. There is plenty of parking on the driveway at the front and a generous garden that wraps around the house.

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, electricity and water 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.

Listed: No | Broadband: Ultrafast (Checked on Ofcom Oct 26) | Minimum Mobile Coverage: 70% O2 (Checked on Ofcom Oct 26)

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

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.















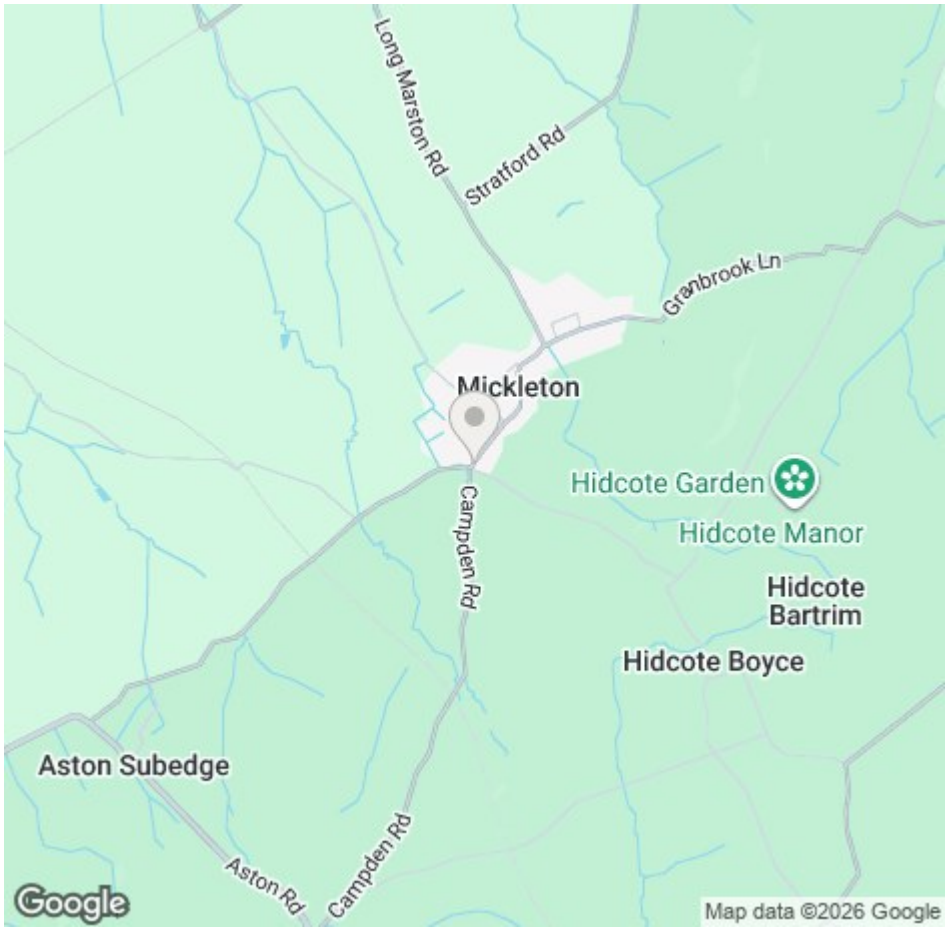
















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Peter Clarke
Winkworth