



VAUGHANREYNOLDS
ESTATE AGENTS

1 Ridge Close
Mickleton, Chipping Campden, GL55 6UE



The Property

Located in the sought after Cala development, in the much sought after Cotswolds village of Mickleton, this attractive, stone built detached family home is discreetly set in a quiet back water setting and boasts a high-quality finish throughout. Being offered with the remaining term of NHBC warranty and no upward chain, the accommodation on offer in brief comprises.

An inviting reception hall with cloaks, WC and stairs rising to the upper floor. Panel doors lead off to a generous through lounge, with dual aspect windows, and French doors to garden. The heart of this well-presented home is the impressive family dining kitchen. Fitted with a comprehensive range of modern units, complete with contrasting quartz worksurfaces over, incorporating a bank of branded appliances and tiled flooring throughout, into the dining area and separate utility room.

To the first floor, a central landing provides access to four good size bedrooms and a modern family bathroom. The main bedroom also benefits from an equally well-appointed en-suite shower room.

Externally, the property enjoys a generous plot, with an enclosed due south west facing garden to rear, laid mainly to lawn with interspersed trees, and a paved patio, ideal for alfresco dining. There is a side gate, that leads to the front of the property, where there is a well tended fore garden, gravelled parking space and additional parking space in front of an attached single garage, with up and over door, power and lighting.





The Location

A picturesque and desirable village, Mickleton combines chocolate-box, black and white cottages with characterful, thatch-topped stone buildings. Tucked away in beautiful Cotswold countryside, it's surrounded by miles of leafy lanes and open fields to the South of Stratford-upon-Avon and East of Evesham. Mickleton's wide range of amenities include a Post Office, general food store, Butcher, two churches, a garage, two highly regarded pubs and the Three Way House Hotel, famed for the 'Pudding Club'. The village is also well known for market gardening, with Hodcote Manor Garden and Kiftsgate Court Gardens nearby. The retail, leisure and cultural delights of Stratford and Evesham are less than ten miles away.

Mickleton is within easy reach of the A46 and A44 linking to the M5 motorway, as well as the A429 and M40 to the east. Rail travel is catered for by Honeybourne Station, four miles away, with direct trains to London Paddington in around an hour and 45 minutes and Oxford in 46 minutes.





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GENERAL INFORMATION

Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

Agents Note: We have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate.

Fixtures and Fittings: All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

Tenure: The property is Freehold with vacant possession upon completion of the purchase.

Services: All mains services are understood to be connected to the property. There is an annual management charge of approximately £360.00 per annum.

Local Authority: Cotswold, Council Tax Band E

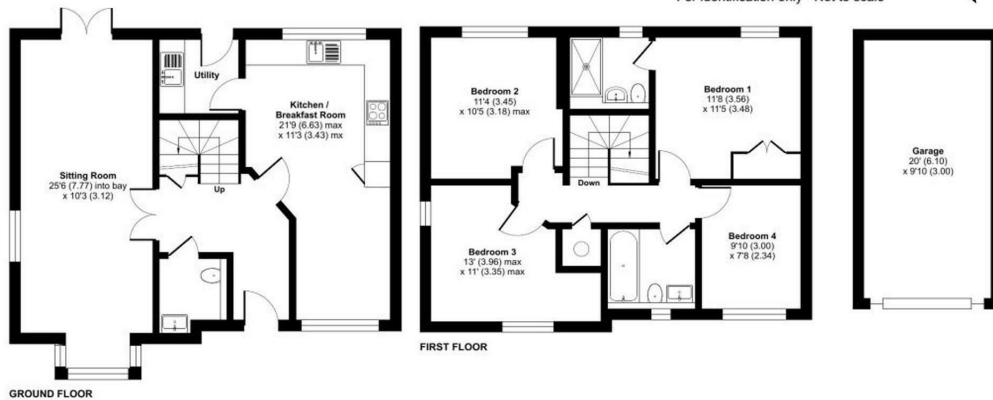
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Ridge Close, Mickleton, Chipping Campden, GL55

Approximate Area = 1484 sq ft / 137.8 sq m (includes garage)

For identification only - Not to scale



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	100
(92 plus) A	
(81-91) B	83
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

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