



VAUGHANREYNOLDS
ESTATE AGENTS
For Sale
01789 292659
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8 Glass House Road
Mickleton, Chipping Campden, GL55 6PB



The Property

Constructed in 2017 by Messrs Miller Homes, this attractive, double fronted, detached property is perfectly positioned within the prestigious Oak Grange development, in the heart of the village. Enjoying an established feel with easy access to the maturing open space and green that surround the development, the property occupies a generous plot affording ample parking to front and a pleasant, enclosed, due south east facing garden to rear.

All of the village amenities are easily accessible on foot, including an excellent school, shop, butchers and three pubs / restaurants, including the internationally renowned pudding club. For those dog walkers among us, there are countless walks around the village, including short local routes or longer walks out into the breath-taking Cotswold countryside.

Viewing is strongly recommended to fully appreciate the standard and scale of accommodation on offer, which in brief comprises: An inviting reception hall with cloaks cupboard, WC and stairs rising to the upper floor.

There is a through lounge, boasting dual aspect glazing and opening doors to the garden.

The kitchen is also dual aspect, has a well-equipped range of units with integrated appliances, including a double oven, 4 ring induction hob set in Quartz worktop with stone sink and ambient lighting. Extractor cooker hood, fridge-freezer, dishwasher and washing machine. There is ample space for a dining table and chairs to enjoy meals and the open plan design lends itself well to sociable living.

To the first floor, a central landing provides access to each of the three spacious bedrooms and a modern family bathroom complete with bath with power shower over and wall mounted flat panel heated towel rail, wash hand basin, WC and complementary tiling. The en-suite shower room to the main bedroom is equally well appointed with a large walk in shower, WC, wall mounted flat panel heated towel rail and wash hand basin.







Externally, there is a pleasant, enclosed garden laid mainly to lawn, with paved walkways, terrace patio and well stocked borders. There is also a pergola patio with illuminated water feature and a small summer house. A gated access to a tandem driveway provides ample parking and access to a single garage with up and over door, light, power and personnel door to side and an EV charger. A generous lawned fore garden sits beyond a dry stone wall, providing a lasting first impression.

Location

Stratford-upon-Avon is internationally famous as the birthplace of William Shakespeare and home to the Royal Shakespeare Theatre. It attracts almost four million visitors a year who come to see its rich variety of historic buildings. Stratford is also a prosperous riverside market town which provides South Warwickshire with a wide range of national and local stores, fine restaurants, a good choice of public and private schools and excellent sporting and recreational amenities. These include golf courses, swimming pool and leisure centre, race course, the nearby north Cotswold Hills as well as the River Avon for anglers and boating enthusiasts.

The town is well served by trunk road/motorway and rail communications with regular train services to Birmingham Moor Street and London Marylebone (via Warwick Parkway/Leamington Spa stations), whilst junction 15 of the M40 motorway is situated within about 15 minutes drive. Birmingham International Airport, the National Exhibition and Agricultural Centres and International Convention Centre are all located in under one hour's travel whilst other well known business centres including Warwick & Leamington Spa, Coventry, Evesham, Redditch and Solihull are all readily accessible.





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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.

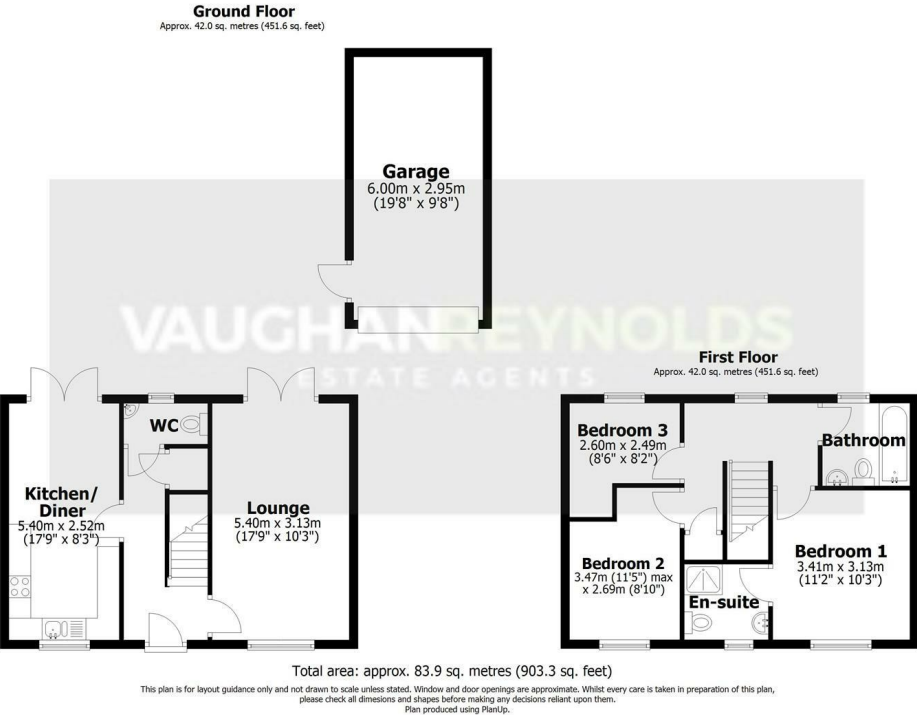
Local Authority: Cotswold District Council, Council Tax Band D

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10 Union Street, Stratford upon Avon CV37 6QT
T: 01789 292659 E: info@vaughanreynolds.co.uk vaughanreynolds.co.uk



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(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	