



VAUGHANREYNOLDS
ESTATE AGENTS

36 Glass House Road
Mickleton, Chipping Campden, GL55 6PB



Property Description

Constructed in 2019 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 generous fore, side and rear garden. 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 stairs leading off to a galleried landing, herringbone laid Karndean flooring throughout and access to a useful cloaks cupboard and WC.

The sitting room is dual aspect, has French doors to the garden and there is a separate snug/study, designed to offer a flexible space for any purpose.

The impressive dining family kitchen boasts ample space to host both a breakfast table and chairs and a relaxed seating area, making for a sociable room. The kitchen is well equipped with a range of storage, contrasting worksurfaces over and integrated appliances to include a double oven, 4 ring hob, extractor, fridge, freezer and dishwasher. French doors provide views and access to the garden and there is a useful utility / boot room off.







To the first floor, a light filled galleried landing provides access to four good size bedrooms and the principal bathroom. This space is fitted with a white suite comprising panel bath, low level WC and pedestal wash hand basin. The main bedroom has an equally well appointed en-suite, comprising an oversize shower enclosure, low level WC, pedestal wash hand basin and Porcelanosa tiling.

Externally, the property sits well within its mature plot and enjoys a due south east orientation to rear. Having been thoughtfully landscaped, the garden offers various areas of interest, including shaped lawns, planted borders and raised decking, ideal for alfresco dining. There is gated access to the side and a personnel door that leads to a separate double garage which as light, power, up and over doors and two parking spaces to the fore.

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.

Local Authority: Cotswolds, Council Tax Band F

In line with The Money Laundering Regulations 2007 we are duty bound to carry out due diligence on all of our clients to confirm their identity. Rather than traditional methods in which you would have to produce multiple utility bills and a photographic ID we use an electronic verification system. This system allows us to verify you from basic details using electronic data, however it is not a credit check of any kind so will have no effect on you or your credit history. You understand that we will undertake a search with Experian for the purposes of verifying your identity. To do so Experian may check the details you supply against any particulars on any database (public or otherwise) to which they have access. They may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained. To complete our quality service, VaughanReynolds is pleased to offer free valuations. Please contact the office on **01789 292659** to make an appointment.

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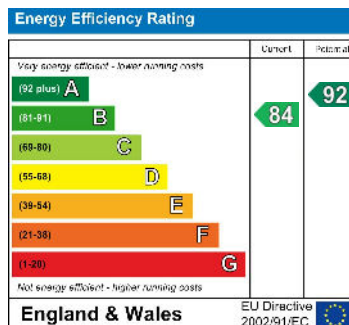
Total Approx. Floor Area 138.70 Sq.M. (1493 Sq.Ft.)

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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



First Floor
Approx. Floor Area 69.35 Sq.M. (746 Sq.Ft.)

Ground Floor
Approx. Floor Area 69.35 Sq.M. (746 Sq.Ft.)



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