



1 Cotswold Edge, Mickleton, Chipping Campden, GL55 6TR

Offers over £500,000



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PROPERTY



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1 Cotswold Edge

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- A detached family home situated on a corner plot
- Driveway with parking
- Highly regarded village
- Lots of scope still to remodel
- Heart of the village, walking distance to all amenities
- Four bedrooms, two bathrooms
- Offered to the market with no onward chain
- Well maintained for many years
- Private, sunny rear garden
- Must be viewed

A well-presented four-bedroom detached family house situated in the popular village of Mickleton, well maintained by the current owners for many years. The accommodation comprises an entrance hall, sitting room with a wood-burning stove, kitchen, dining room, cloakroom, master bedroom with en-suite shower room, three further bedrooms, family bathroom. Additional benefits include off-road parking, a garage benefitting from an electric roller door, a walled rear garden, highly energy-efficient gas central heating, double glazing, and an integrated alarm system. Internal inspection is highly recommended.

Number One Cotswold Edge boasts a corner plot, with a garden extending from the front of the property along one side, mainly laid to lawn with shaped flower borders containing a variety of mature plants, shrubs, and trees, including lilac and laurel. A tarmac driveway provides off-road parking and access to the garage, with pedestrian rear access via a wooden gate to one side of the garage. At the rear, an open veranda offers covered access from the house to the garage/utility area and leads to the garden, which begins with a paved patio area. The remainder of the garden is mainly laid to lawn with shaped flower borders containing a variety of mature plants, shrubs, and trees. The garden is enclosed on one side and the rear by a wall with trellising above and by wooden fencing on the other side.



Additional Information

Tenure: We understand that the property is for sale Freehold.

Local Authority: Cotswold

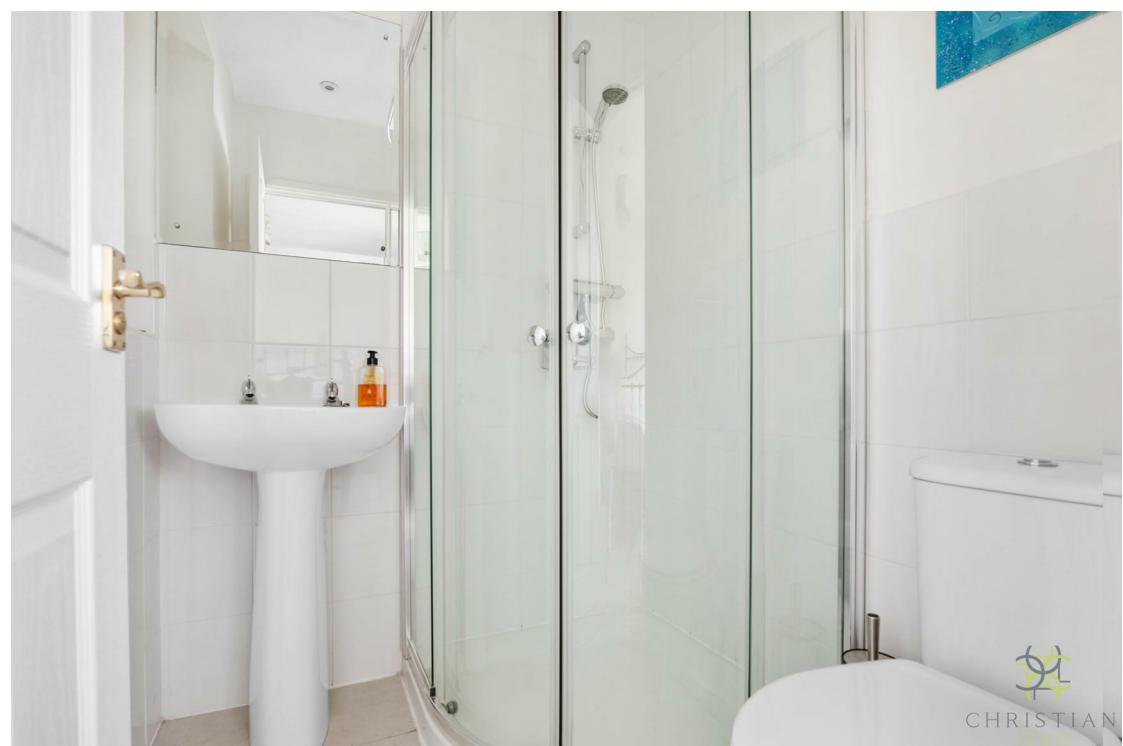
Council Tax Band: We understand that the Council Tax Band for the property is Band F

EPC Rating: C

Disclaimer

Whilst we make enquiries with the Seller to ensure the information provided is accurate, Christian Lewis makes no representations or warranties of any kind with respect to the statements contained in the particulars which should not be relied upon as representations of fact. All representations contained in the particulars are based on details supplied by the Seller. Your Conveyancer is legally responsible for ensuring any purchase agreement fully protects your position. Please inform us if you become aware of any information being inaccurate.

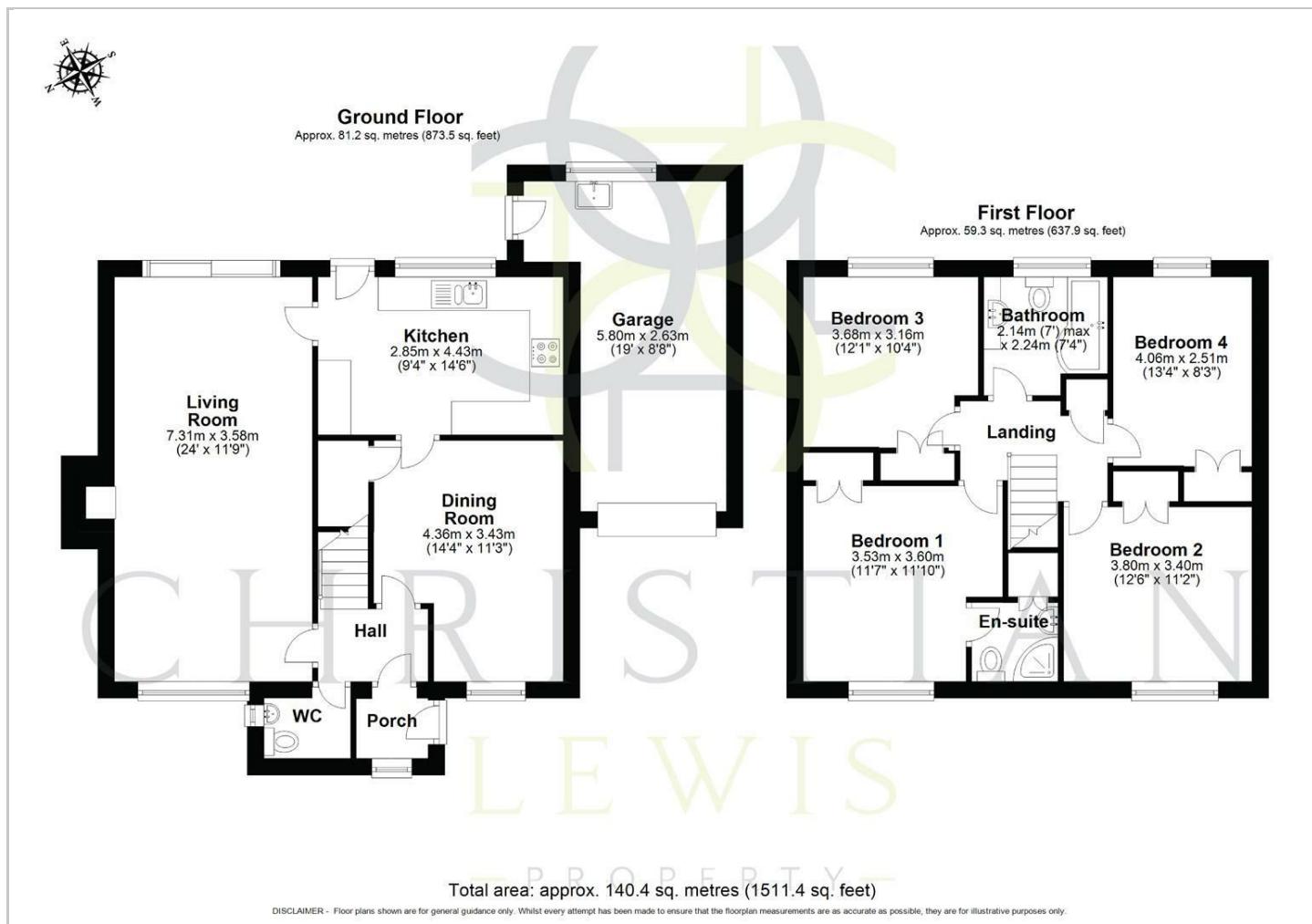






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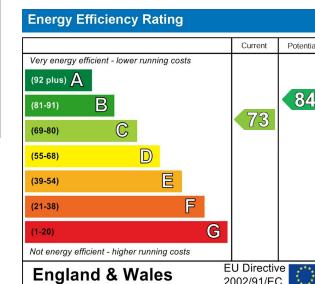
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Evesham Office on 01386 442929 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.