



Cedar Road, Mickleton, Chipping Campden, GL55 6SZ

Price £250,000


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HOMES

Occupying a desirable position within the sought-after village of Mickleton, this two-bedroom home offers approximately 650 sq. ft. of well-balanced accommodation, featuring a spacious open-plan kitchen/dining/living room, conservatory, private rear garden backing onto open countryside and far-reaching rural views. Situated just moments from Chipping Campden, the property presents an excellent opportunity for first-time buyers, downsizers or investors seeking a home in the heart of the Cotswolds.



Situated within the highly sought-after Cotswold village of Mickleton, just a short distance from the historic market town of Chipping Campden, this well-proportioned two-bedroom home offers approximately 650 sq. ft. of thoughtfully arranged accommodation, complemented by a conservatory and private rear garden. Offering a practical layout and well-balanced living spaces, the property presents an excellent opportunity for first-time buyers, downsizers or those seeking a home within one of the region's most desirable village settings.

The property is approached via a neatly maintained frontage, with the entrance opening into a spacious open-plan kitchen, dining and living room. Designed to maximise the available space, this welcoming room provides clearly defined areas for relaxing, dining and everyday living, while the kitchen is positioned to the rear, offering generous worktop space, storage and direct access into the conservatory.

Overlooking the garden, the conservatory provides a versatile additional reception space, equally suited as a garden room, dining area or home office, with French doors opening directly onto the rear garden and creating a seamless connection between the indoor and outdoor living spaces.

To the first floor, the property offers two well-proportioned bedrooms served by a family bathroom, creating comfortable accommodation ideally suited to a variety of buyers.

Outside, the rear garden provides a private outdoor space with scope for entertaining, gardening or simply enjoying the peaceful surroundings.

Occupying a convenient position within the village, the property enjoys easy access to Mickleton's excellent local amenities, including a village shop, popular public houses, café and highly regarded primary school. The nearby market town of Chipping Campden offers an excellent selection of independent shops, restaurants and everyday amenities, while the wider Cotswolds provide an abundance of walking routes and picturesque countryside. Stratford-upon-Avon, Evesham and Broadway are all within easy reach, together

with excellent road connections to the Midlands and beyond.

Open Plan Living/Dining/Kitchen Room

20'2" x 13'6" (6.17m x 4.13m)

Conservatory

8'2" x 11'10" (2.51m x 3.62m)

First Floor Landing

Bedroom 1

10'1" x 10'7" (3.09m x 3.24m)

Bedroom 2

9'9" x 7'0" (2.98m x 2.15m)

Bathroom

6'1" x 6'2" (1.86m x 1.88m)





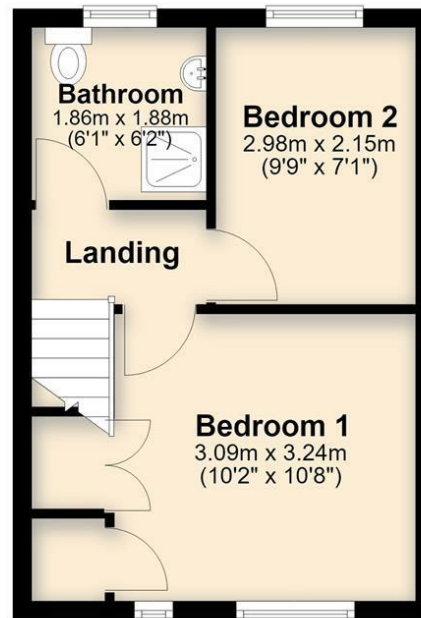
Ground Floor

Approx. 34.9 sq. metres (376.1 sq. feet)

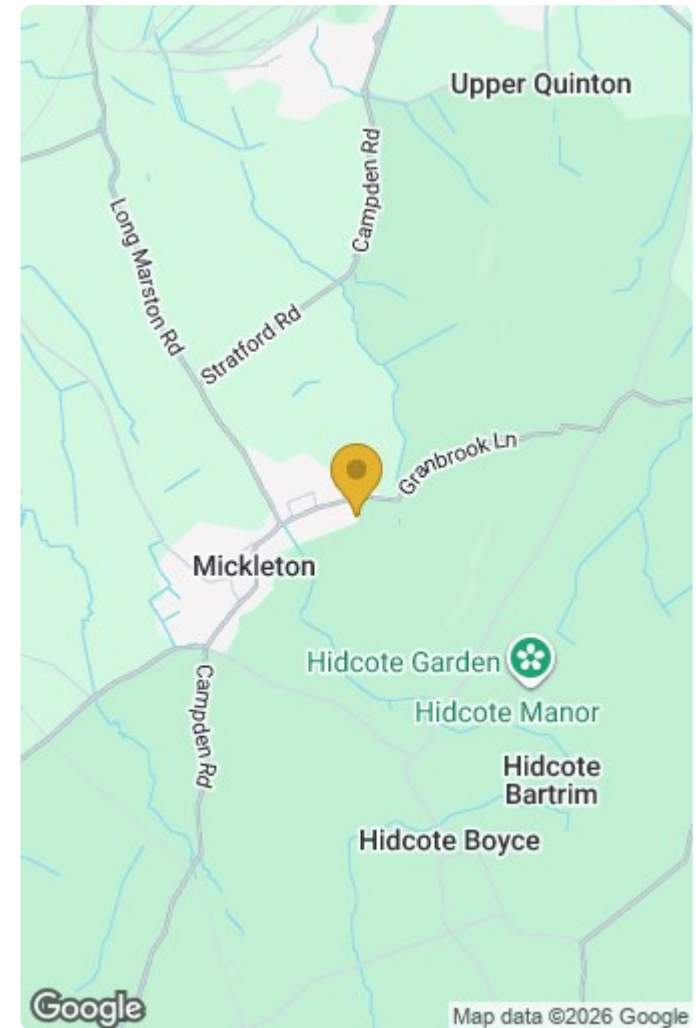


First Floor

Approx. 25.5 sq. metres (274.3 sq. feet)



Total area: approx. 60.4 sq. metres (650.4 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		66	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	