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cotswold
estate agents

Ashlea House

3 Orchard Close, Mickleton
Gloucestershire, GL55 6TA

Price £485,000 Freehold

Mickleton

Mickleton is situated in the very north of the county of Gloucestershire, between Chipping Campden to the south and Stratford-upon-Avon to the north. The village offers a genuine community with many facilities not normally found in a village of this size. There is a hotel, two public houses, newsagent/post office, village store, doctors surgery, Churches, village hall, sports and playing fields, together with a primary school and various active clubs and societies. The village is served by various bus services including the local Hedgehog Community bus.

Orchard Close

Is tucked away off Meon Road and is a small cul-de-sac with a pedestrian walk through to provide easy access back to the centre of the village. The rear gardens back onto the road out of the village with distant open countryside beyond.

Ashlea House

Is one of only a handful of detached houses that benefit from this location and is an impressive house with bright spacious rooms throughout. Originally four bedroom but converted to three with both shower



and bathrooms, a dining room, a large, two part reception room across the rear of the house and an impressive fitted breakfast kitchen, the accommodation complements the mature and attractive gardens. The current owner carried out much in the way of updating and re-fitting just nine years ago with many small but significant details such as the Bose integrated speaker system.

THE ACCOMMODATION

Recessed Porch

With stone effect floor tiles, lantern light, a Georgian style glazed panelled front door and matching side screen to the:

Entrance Hall

Having coving to the ceiling, a radiator, telephone point and the dog-leg staircase to the first floor with a useful storage cupboard below.

Cloakroom

Fitted with a modern white Roca suite of basin with wall taps and a WC with concealed cistern, both having dark marble spachback feature. A concealed recess houses space with plumbing for a washing machine and shelved storage.

Sitting Room / Snug

Although essentially one continuous room across the rear of the house the layout naturally divides the room into two with a nib wall between.

Sitting Area 16'8" x 15'1" (5.08m x 4.60m)

With coving to the ceiling, radiators and white uPVC double glazed double doors to the garden.

Snug 9'9" x 12'8" (2.97m x 3.86m)

Again having coving to the ceiling and a radiator below the window to the rear.

Breakfast Kitchen 14'1" x 12'3" (4.29m x 3.73m)

Re-fitted with a range of white high-gloss units, pale grey granite worksurfaces with matching upstands, pull out racks, corner carousels, matching wall cupboards to the full height with concealed lighting under, spaces for a tall fridge/freezer and dishwasher, a fitted Whirlpool stainless steel range



cooker with extractor canopy above and a matching central island unit that includes cupboards and drawers to one side and a breakfast bar to the other with adjustable height lights above. There is a radiator, coving to the ceiling, downlighters, Kardean dark timber effect flooring and a wide bay window to the front with roller blind.

Dining Room **10'4" x 12'8" (3.15m x 3.86m)**

Having coving to the ceiling, radiator, white uPVC double glazed double doors to the rear with glazed screens either side, a part glazed door to the patio at the side, wall mounted uplighters and a fitted and shelved wall cupboard.

Landing

With downlighters and a double glazed window to the half landing. On the landing itself there is a radiator and access to the insulated, part boarded loft space with light and pull-down ladder.

Bedroom One **16'9" x 14'7" (5.11m x 4.45m)**

A large bright room with radiator below the double glazed window overlooking the rear and having a range of fitted wardrobes either side.

Bedroom Two **10'3" x 16'4" (3.12m x 4.98m)**

With coving to the ceiling, a radiator below the window to the rear, a fitted airing cupboard and fitted wardrobes, one of which gives access to the eaves storage that houses the Worcester gas fired central heating boiler and pressurised hot water tank.

Bedroom Three **10'2" x 10'3" (3.10m x 3.12m)**

Again having a radiator below the double glazed window to the rear.

Bathroom

Fitted with a modern white suite of bath, WC and washbasin with pale coloured porcelain tiles and glass brickette features, downlighters, white 'ladder' towel rail, coving and a blind to the window.

Shower Room

Also fitted with a modern white suite of washbasin, WC and a large walk-in shower with twin shower heads and a glass screen, ceramic floor tiles, dark marble splashback tiling, downlighters, a window

with blind, a chrome 'ladder' heated towel rail and a further heated feature radiator.

OUTSIDE

Garage **10'6" x 18'7" (3.20m x 5.66m)**

With timber up and over door with remote automatic control, fluorescent strip lights, electric power points, cold water supply tap.

To the Front

The property is set back behind a deep foregarden that is landscaped to provide matching driveway and paths to the house with deep shrub borders and gated side access to:

The Rear Garden

Which is laid mainly to lawn with flint stone paths, well stocked, shaped shrub borders incorporating a fish pond with riven paved surround to one corner and a hidden pathway across the far end of the garden with access through to the rear. To the immediate rear of the house there is an area of paving behind the sitting room whilst to one side there is a timber pergola over a paved terrace, lantern and spot lighting and a timber garden shed within a side utility area with bin store.

GENERAL INFORMATION

Energy Performance Certificate: Band D.

Services

Mains gas, electricity, water and drainage are connected to the property. The central heating system and hot water are provided by the gas-fired boiler.

Council Tax

Listed in Band F resulting in a charge of £2,238.13 for 2016/17, payable to Cotswold District Council.

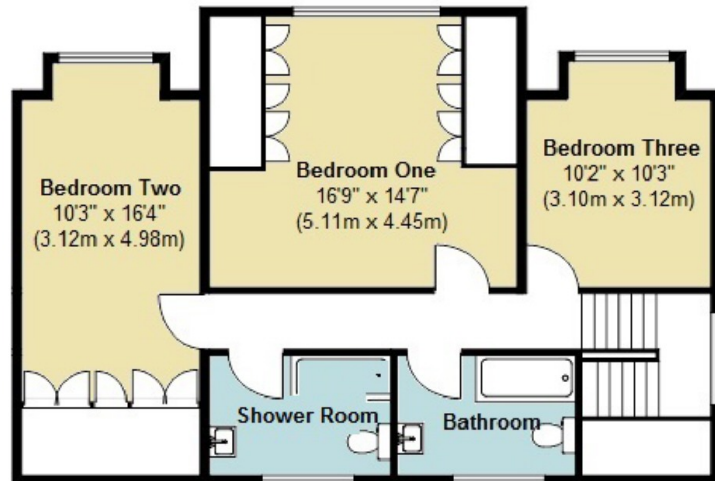
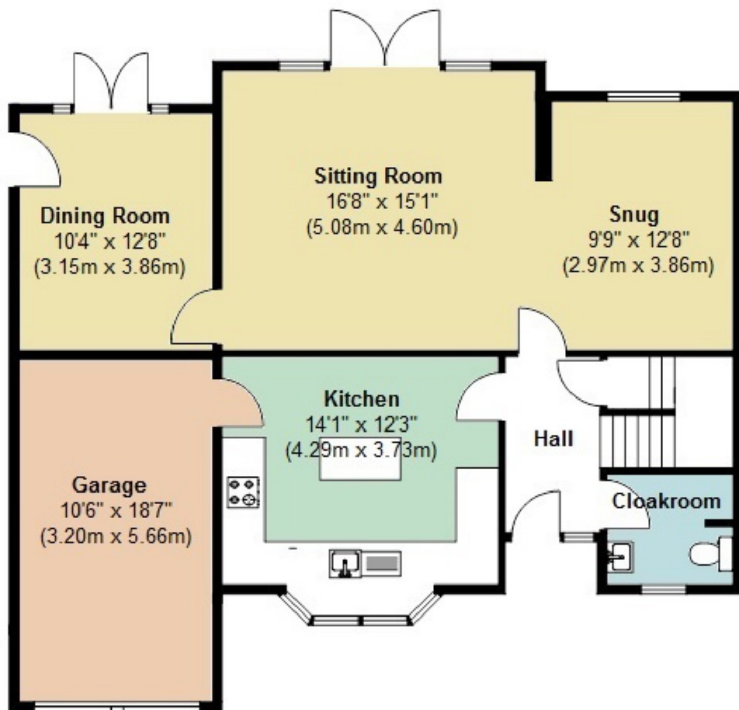
Fixtures and Fittings

All those fixtures and fittings as described in these particulars, together with all fitted carpets are included in the purchase price, the remainder being expressly excluded.

Reference: C1214/0716



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