



**HOLMANS**  
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#### Property Description

Positioned in a quiet residential crescent away from mainstream traffic and close to the centre of this picturesque North Cotswold village, this semi-detached, single-storey, two bedroom true bungalow residence is in excellent condition and strongly recommended for internal inspection.

The property has undergone a full programme of modernisation around seven years ago and has been particularly well cared for ever since. There is a smart modern fitted kitchen with a good range of appliances, integrated fridge, built-in oven and hob and fashionable quartz worktops.

There is a particularly stylish shower room suite and a fabulous almost full-width conservatory extension to the rear with a lantern roof and enjoying good views over the 60 foot south-facing rear garden.

Other attractions include all renewed internal engineered oak doors, gas fired central heating from a combination boiler, Upvc double glazed windows and doors and a remote controlled electronically operated roller shutter garage door.

Whilst the property is perfect for immediate occupation it could be further developed at first floor level due to the high pitch of the roof, subject to the usual planning consents.

Mickleton has two public houses and is home to the famous Pudding Club within the Three Ways Hotel in the centre of the village which has its own primary school and is in the catchment area for Chipping Campden secondary school. The village is located midway between the famous North Cotswold market towns of Chipping Campden and Broadway and is around ten miles commuting distance from Stratford-upon-Avon.

#### Accommodation comprises:

##### Entrance Hall

(17' 8" x 5' 4" Max) or (5.39m x 1.63m Max)

Upvc double glazed front door, double radiator. Oak-style vinyl flooring and six engineered oak internal doors. Built-in cloaks cupboard.

##### Side Shower Room/W.C.

Three piece suite in white, close coupled low flush w.c., wall-mounted wash hand basin and walk-in shower cubicle with fully tiled interior and wall-mounted shower spray. Ladder-style heated towel rail and radiator and four built-in cupboards. Built-in extractor.

##### Front Bedroom 2

(12' 03" x 11' 04") or (3.73m x 3.45m)

Single radiator and fitted double and single wardrobes.

##### Kitchen

(10' 08" x 9' 06") or (3.25m x 2.90m)

Fitted on three sides with quartz work tops, inset 1 1/2 stainless steel sink unit with integrated drainer to one side and mixer tap. Belling four ring electric hob with cooker hood above and glazed splashback. Split-level electric oven, integrated fridge, built-in pantry cupboard. Eight separate base units and seven matching wall-mounted cupboards. Double radiator, Upvc double glazed door to side garden. Inset spotlights to the ceiling.

##### Rear Bedroom 1

(14' 02" x 9' 10") or (4.32m x 3.00m)

With particularly attractive south-facing aspect over rear garden. Single radiator, double and single fitted wardrobes.

##### Rear Sitting/Dining Room

(15' 08" x 12' 03") or (4.78m x 3.73m)

Engineered oak flooring, cornice moulded ceiling and wall-mounted flicker-flame effect electric fire with remote control. Double doors opening on to rear conservatory. Radiator.

##### Rear conservatory

(13' 03" x 10' 06") or (4.04m x 3.20m)

Terracotta-style tiled flooring. Lantern-style corrugated roof, wall-mounted electric heater. Glazed on three sides with double doors opening on to rear garden.

##### Garage

(15' 09" x 8' 09") or (4.80m x 2.67m)

Electronically operated roller shutter door. Wall-mounted Vaillant combination boiler for instantaneous hot water and gas fired central heating. Consumer unit and gas meter. Side courtesy door.

#### Outside

##### Rear Garden

(73' 2" x 21' 9") or (22.30m x 6.62m)

Ramp immediately adjacent to the property. Garden mainly laid to lawn with interwoven fencing surround, several mature trees and patio immediately adjacent to the property perfect for alfresco dining. Wall-mounted hose pipe. Outside water tap.

##### Front Garden

(25' 0" x 0' 0") or (7.62m x 0.00m)

Open-plan lawned area and off-street parking for two vehicles on flagged driveway.



## 12 Meon Road, Mickleton, GL55 6TD

Approximate Gross Internal Area  
1035 sq ft • 96 sq m



APPROX SCALE  
6 1 2 3 4 5 10

### SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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## Directions

From our Moreton-in-Marsh office, turn left and then right along the A44 towards Broadway for approximately five miles, passing the turn on the right for Blockley, then Chipping Campden and taking the next turning on the right for Mickleton. Continue for three miles and at the first roundabout in Mickleton turn left in to Granbrook Lane and first left again in to Meon Road. Follow the road round to the right and this property is then immediately on the right hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92+)	A		
(81-91)	B		87
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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