



Peter Clarke

IN ASSOCIATION WITH

Winkworth

Kiln Cottage, 7 Greyrick Court, Mickleton, Chipping Campden, GL55 6TS

- Two Bedrooms
- Two Bathrooms
- Fireplace in sitting room
- Dining Kitchen
- Popular courtyard setting
- Low maintenance front garden
- Parking and Garage
- Gas Central Heating
- No Chain



Asking Price £325,000

Bright period cottage with two bedrooms both with ensuite bathrooms, eat in kitchen and living room. There is an enclosed front garden and garage. Greyrick Court is a select development of cottages located in courtyard settings in a quiet yet convenient part of this desirable North Cotswolds village.

MICKLETON

An attractive village which offers a good range of local amenities which include the General Stores, Butchers, Primary School, two Inns, Hotel and a historic Church. The sought after Cotswold village of Chipping Campden lies approximately three miles away which is renowned for its quaint High Street shops and pubs,. Moreton-in-Marsh (11 miles away) and Honeybourne (3.7 miles away) both have main line railway stations with regular services to London.. The historic town of Stratford upon Avon is just under nine miles drive away offering a comprehensive range of cultural, social and recreational amenities.

ACCOMMODATION

Entrance Hall

with oak effect vinyl flooring and pine panelled doors to the downstairs rooms.

Cloakroom

fitted with a white WC and basin.

Kitchen

Fitted with cream shaker style units under a woodblock worksurface with integrated fridge, freezer, dishwasher, washine machine and electric oven with hob and hood over. There are ceramic floor tiles, a window facing the garden and space for dining.

Sitting Room

a bright room with gas stove to the fireplace, beam to the ceiling, useful storage under the staircase and glazed double doors opening onto the front garden.

Landing

with the built-in Airing Cupboard that houses the gas fired combination boiler.

Bedroom One

a generous double bedroom with window and skylight, a large built-in wardrobe and:

En-Suite Shower Room

Fitted with white, WC, basin and glazed shower enclosure with tiling and skylight.

Bedroom Two

a second double bedroom with fitted wardrobes, window and:

En-Suite Bathroom

fitted with white WC, basin, bath with shower and screen over and a skylight window.

OUTSIDE

the cottage enjoys a low-maintenance front garden, together with an allocated Parking Space and a single Garage located opposite.

GENERAL INFORMATION

TENURE: The property is understood to be freehold. This should be checked by your solicitor before exchange of contracts.

SERVICES: We have been advised that mains gas, electricity, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts.

RIGHTS OF WAY: The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

COUNCIL TAX: Council Tax is levied by Cotswold District Council and is understood to lie in Band D.

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: Band C. A full copy of the EPC is available.

Agent's Note: For general maintenance of the courtyard, walkways and pathways, a management company called Red Circle is in place with the committee consisting of home owners of Greyrick Court. Costs are £50/qtr

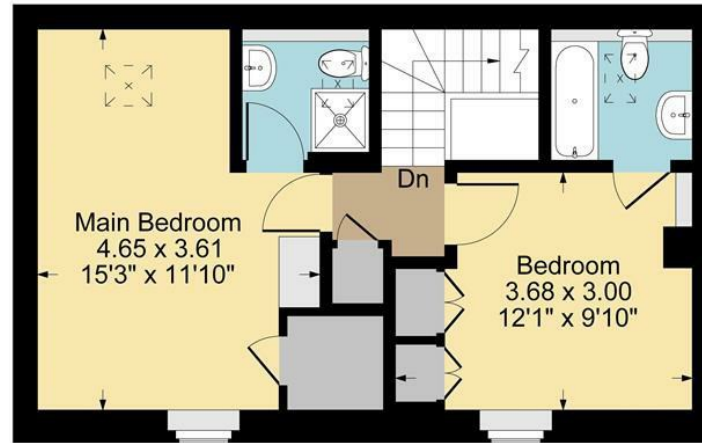
Listed: No | Broadband: Ultrafast (Checked on Ofcom July 2026) | Minimum Mobile Coverage: 68% O2 (Checked on Ofcom July 2026)



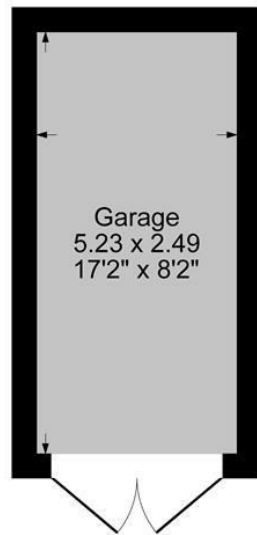
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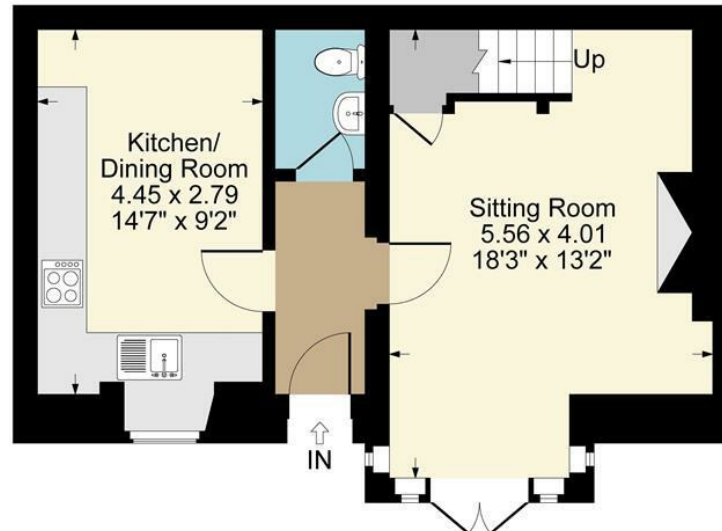
Approximate Gross Internal Area
 Ground Floor = 39.79 sq m / 428 sq ft
 First Floor = 38.39 sq m / 413 sq ft
 Garage = 13.02 sq m / 140 sq ft
 Total Area = 91.20 sq m / 981 sq ft
 Illustration for identification purposes only,
 measurements are approximate, not to scale.



First Floor



Garage



Ground Floor



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