



VAUGHANREYNOLDS
ESTATE AGENTS

23 Glass House Road
Mickleton, Chipping Campden, GL55 6PF



The Property

Situated within the popular Oak Grange development, in the heart of Mickleton, a desirable Cotswold Village, known for its active community and easy access to the surrounding countryside and amenities beyond, this attractive detached home was constructed in 2019 by Miller Homes and is finished in Cotswold stone. The interior is beautifully presented and should appeal to a wide mix of buyers.

Being set back from the road, the property occupies a commanding position overlooking an expanse of green and a paved path leads to an enclosed vestibule. Entering the property, a reception hall provides a great first impression, has wood flooring throughout, cloaks cupboard, WC and stairs rising to the upper floor.

There is a dual aspect through lounge, with patio door set to the garden, feature fireplace and wood flooring throughout. This continues through to a separate dining room, which could also serve as a home office or playroom depending on a buyers needs. The heart of this home is the spacious dining kitchen. Arranged to accommodate a good size table and chairs, this well equipped space is fitted with a comprehensive range of storage, contrasting work surfaces and a bank of integrated appliances. There are complimentary splash back tiles, and a French door set to the garden.



To the first floor, a central landing provides access to four bedrooms and a modern principal bathroom. The main bedroom boasts an equally well appointed en-suite comprising an oversize shower enclosure, wash hand basin, WC and complimentary Porcelanosa tiling.





Externally, the property occupies a corner position, so enjoys an area of front and side garden which is well tended. There is gated access to the rear, leading to a mostly enclosed wall garden, laid mainly to lawn with two areas of flagstone terrace patio, including a covered seating area. There are raised borders providing a pleasant leafy backdrop. In addition, there is a single garage with parking for two cars to front.

The Location

A picturesque and desirable village, Mickleton combines chocolate-box, black and white cottages with characterful, thatch-topped stone buildings. Tucked away in beautiful Cotswold countryside, it's surrounded by miles of leafy lanes and open fields to the South of Stratford-upon-Avon and East of Evesham. Mickleton's wide range of amenities include a Post Office, general food store, Butcher, two churches, a garage, two highly regarded pubs and the Three Way House Hotel, famed for the 'Pudding Club'. The village is also well known for market gardening, with Hodcote Manor Garden and Kiftsgate Court Gardens nearby. The retail, leisure and cultural delights of Stratford and Evesham are less than ten miles away.



Mickleton is within easy reach of the A46 and A44 linking to the M5 motorway, as well as the A429 and M40 to the east. Rail travel is catered for by Honeybourne Station, four miles away, with direct trains to London Paddington in around an hour and 45 minutes and Oxford in 46 minutes.



3



4



2



acre(s)

GENERAL INFORMATION

Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

Agents Note: We have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate.

Fixtures and Fittings: All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

Tenure: The property is Freehold with vacant possession upon completion of the purchase. There is an estate charge towards the upkeep and maintenance of the communal areas, including the public open spaces, play ground and MUGA (multi use gaming area). For 2023-24, the cost was £306.52 per annum.

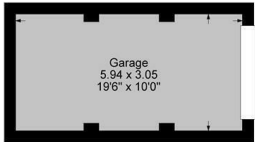
Services: All mains services are understood to be connected to the property.

Local Authority: Cotswold, Council Tax Band E

In line with The Money Laundering Regulations 2007 we are duty bound to carry out due diligence on all of our clients to confirm their identity. Rather than traditional methods in which you would have to produce multiple utility bills and a photographic ID we use an electronic verification system. This system allows us to verify you from basic details using electronic data, however it is not a credit check of any kind so will have no effect on you or your credit history. You understand that we will undertake a search with Experian for the purposes of verifying your identity. To do so Experian may check the details you supply against any particulars on any database (public or otherwise) to which they have access. They may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained.

VaughanReynolds, for themselves and for the vendors of the property whose agents they are, give notice that these particulars do not constitute any part of a contract or offer, and are produced in good faith and set out as a general guide only. The vendor does not make or give, and neither VaughanReynolds nor any person in their employment, has an authority to make or give any representation or warranty whatsoever in relation to this property.

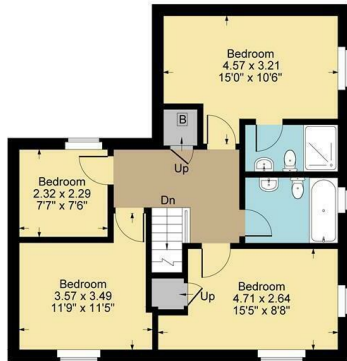
23 Glass House Road, Mickleton



Garage

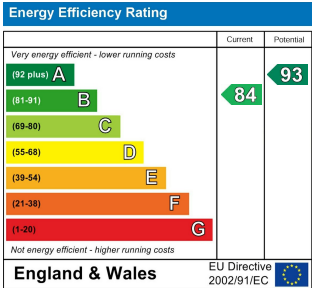


Ground Floor



First Floor

Approximate Gross Internal Area = 118.90 sq m / 1280 sq ft
 Garage = 18.11 sq m / 195 sq ft
 Total Area = 137.01 sq m / 1475 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.



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