



VAUGHANREYNOLDS
ESTATE AGENTS

Ivy Cottage, High Street
Mickleton, Chipping Campden, GL55 6RN



The Property

This charming three-bedroom cottage is situated on a spacious corner plot, offering versatile living spaces that include a sitting room featuring a wood-burning stove, a kitchen/dining area, a conservatory, and a ground-floor bedroom complete with an en-suite shower room. The first floor accommodates two additional bedrooms and a family bathroom. The exterior boasts gardens on three sides, off-road parking, and a variety of practical outbuildings, including a summerhouse. All of which are fully equipped with electricity.

Upon entering, the front door leads into the sitting room, which showcases an Inglenook fireplace, exposed beams, and a flagstone floor that extends into the modernised kitchen. This kitchen provides ample space for a large dining table, along with a range of base and wall units and integrated appliances. Access to the conservatory is available from the kitchen, offering views of the garden.

The first floor features two more bedrooms and a family bathroom. The property's exterior is enhanced by gardens on three sides, with the front garden adorned with mature shrubs and a lovely lawn area visible from the sitting room. The current owners have transformed what was once a snug into a double bedroom with a shower room and its own external entrance, currently operating as a successful Airbnb.

Additionally, the garden to the side of the property includes a raised fishpond, and another seating area. Double gates provide access to a parking area located at the rear of the property.







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 Hidcote 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.





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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.

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

Local Authority: Cotswold, Council Tax Band D

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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	