



**VAUGHANREYNOLDS**  
ESTATE AGENTS

Coach House, Church Lane  
Mickleton, Chipping Campden, GL55 6RZ



## The Property

Tucked away in a beautifully private position on one of Mickleton's most charming lanes, Coach House is a truly inspiring stone-built home forming part of an elegant cluster of superior period buildings gathered around the village church. This Grade II listed property offers an exceptional blend of architectural character, generous proportions and flexible accommodation, all set within delightful walled gardens in the heart of the North Cotswolds.

Approached through a welcoming entrance porch with space for coats and boots, the home immediately conveys a sense of warmth and authenticity. The hallway leads into a series of beautifully balanced living spaces, each thoughtfully designed to maximise light, flow and connection to the gardens.

At the heart of the house lies a spacious kitchen and dining room, a wonderfully sociable space anchored by a wood-burning stove and doors opening directly onto the garden. The farmhouse-style kitchen is both practical and full of character, featuring a gas-fired Aga alongside built-in ovens for warmer months, making it as suited to everyday living as it is to entertaining.

Two elegant reception rooms offer flexibility for both formal and relaxed living. The drawing room is particularly impressive, filled with natural light and centred around a feature fireplace, with two sets of French doors opening onto the gardens. A second reception room, currently used as a dining room or study, also enjoys French doors to the outside, creating a seamless flow between house and garden. A useful pantry and ground floor cloakroom add practicality without compromising charm.

One of the standout features of Coach House is its flexible accommodation. A beautifully appointed, dual-aspect ground floor guest bedroom benefits from its own en-suite shower room, making it ideal for visitors, multigenerational living or those seeking ground floor accommodation.

Upstairs, the sense of character continues with three further bedrooms. The principal bedroom is a particularly striking space, with high ceilings, stone mullion windows, built-in storage and a cleverly concealed en-suite shower room. Two further double bedrooms enjoy lovely views across the village, served by a well-appointed bathroom featuring a freestanding bath.





Below the house, a cellar believed to have once served as the Manor's ice house provides excellent storage and offers exciting potential as a wine cellar.

Outside, double gates open into the property's beautiful walled gardens, which wrap around three sides of the house. The driveway leads discreetly away to a detached double garage with power and light, positioned out of sight so as not to detract from the garden setting. The gardens themselves have been carefully tended, with lawns, mature shrubs and established trees creating a peaceful and private environment. A patio area with pergola and hot tub provides the perfect spot for outdoor relaxation and entertaining.

Coach House is a rare opportunity to acquire a substantial and characterful Cotswold home in an exceptional village setting, offering privacy, flexibility and timeless elegance in one of the North Cotswolds' most desirable locations.

#### 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 delicatessen, general food store, butcher, two churches, a primary school, 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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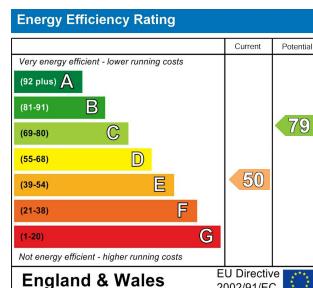
## GENERAL INFORMATION

### Coach House, Church Lane, GL55 6RZ



**TOTAL: 228.6 m<sup>2</sup> (2,461 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io).



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**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 District Council Tax Band F

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