



THE END HOUSE

High Street, Mickleton, Chipping Campden, Gloucestershire



A CHARMING, DETACHED PROPERTY SITUATED IN THE COTSWOLD VILLAGE OF MICKLETON

with a gated private driveway and delightful, south-facing walled garden



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Tenure: Freehold.

Local Authority: Stratford-on-Avon District Council. Telephone: 01789 267575

What3words: ///spends.stealthier.includedt

Council Tax Band for The Annexe at The End House: A

Council Tax Band for The End House: F

Services: Mains electricity, water and drainage are connected to the property. Mains gas central heating.

Fixtures and fittings: All those mentioned in the particulars are included in the sale, all others are excluded.

However, certain items, such as the curtains and blinds, may be available by separate negotiation.

Viewing: By prior appointment only with the agents.

SITUATION

Mickleton is a popular village on the northern fringe of the Cotswolds, lying on the Gloucestershire/Warwickshire border. The village has a wonderful community and offers a range of amenities, including a general store, post office, butcher, bakery, Three Ways House Hotel (The Pudding Club), two public houses, Methodist chapel and the parish church of St Lawrence.

The village and its surrounding areas offer an excellent range of educational options suitable for all ages, and the village itself is served by a well-regarded state primary school. There is access to several reputable secondary schools located in nearby Chipping Campden and the boys' and girls' grammar schools in Stratford-upon-Avon. In addition to state provision, the area is renowned for its selection of prestigious private schools, including The Croft Prep School in Stratford, King's High School and Warwick School in Warwick, and Bloxham and Sibford School near Banbury for boarding options.

Further shopping and leisure facilities can be found in the nearby market towns of Chipping Campden, Moreton-in-Marsh, Stow-on-the-Wold, and the county's cultural hub, Stratford-upon-Avon, which offers a wide range of restaurants, shops, theatres, cinemas, and museums.

The End House is well-positioned for the commuter and benefits from excellent access to national motorway networks and train services. Honeybourne Station is approximately 3.5 miles away and offers direct rail services to London Paddington in approximately 1 hour 39 minutes. The M40 is accessible at Junction 15 (Warwick) and Junction 12 (Gaydon), and Birmingham International Airport is about 31 miles away.

Sporting facilities nearby include racing at Cheltenham, Stratford-upon-Avon and Warwick, and there are golf courses at Stratford-upon-Avon, Moreton-in-Marsh and Broadway. The surrounding open countryside offers many attractive walks and rides along the extensive network of country lanes, bridle paths and footpaths.

Honeybourne 3.5 miles (trains to London Paddington), Chipping Campden 3.1 miles, Broadway 6.2 miles, Stratford-upon-Avon 8.8 miles, Shipston-on-Stour 8.7 miles, Moreton-in-Marsh 11.9 miles, Stow-on-the-Wold 13.7 miles, Warwick 17.5 miles, Cheltenham 22.5 miles (distances are approximate).





PROPERTY

The End House is a charming, detached property, situated in the rural, north Gloucestershire village of Mickleton, on the edge of the Cotswolds Area of Outstanding Natural Beauty. The property has been sympathetically refurbished in part by the current owners and effortlessly blends traditional character and charm with modern-day living.

The front door from the road opens to a delightful entrance hall with stairs rising to the first floor. Double doors on the right open to a spacious dining room with feature fireplace and a large window offering views to the drive, and double doors on the left open to a magnificent drawing room with a feature fireplace and glazed French doors opening to a secluded, walled patio area. The entrance hall continues to a characterful kitchen/breakfast room which benefits from tiled flooring, an extensive range of wall-mounted and base units, and a Rangemaster. This flows beneath an archway to a boot room, complete with built-in units, a sink, and French doors opening to the rear garden. A door from the kitchen opens to a bright and airy garden room benefiting from sliding glazed doors opening to the south-east facing patio, and further to a store with shelving.

The ground floor further extends to a separate wing with its own access from the driveway, comprising an entrance hall, spacious sitting room and shower room. This wing has the potential to be used as secondary accommodation, subject to obtaining the necessary planning consents, or as further living accommodation within the main house. The impressive principal bedroom is accessed via a staircase in the sitting room of the wing, comprising an array of fitted wardrobes, a spacious en suite bathroom and Velux windows.

Stairs from the entrance hall rise to the first-floor landing, which provides access to a modern family bathroom and three generous bedrooms, all of which offer different aspects of the beautiful walled garden and village beyond.

Stairs from the first-floor landing rise to a spacious fourth bedroom, benefiting from built-in cupboards, Velux windows, a dressing room and an en suite shower room.







OUTSIDE

Externally, the property is accessed by a wrought iron gate which opens to a private driveway with ample parking space for a number of cars.

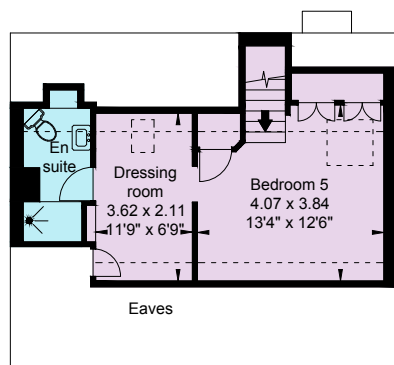
The south-east facing walled garden to the rear is laid partly to lawn, with a large stone paved patio that provides an excellent outdoor entertaining space. The patio is accessed via the double doors in the drawing room, boot room, and sliding doors in the garden room. The beautiful garden provides privacy and seclusion, and offers a central pond, a variety of mature trees and shrubs and herbaceous borders that offer colour and interest throughout the year.

The garden further benefits from a brick outbuilding, comprising four stores, and has the potential to be converted to an alternative use, subject to obtaining the relevant planning consent.



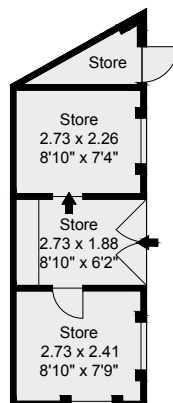






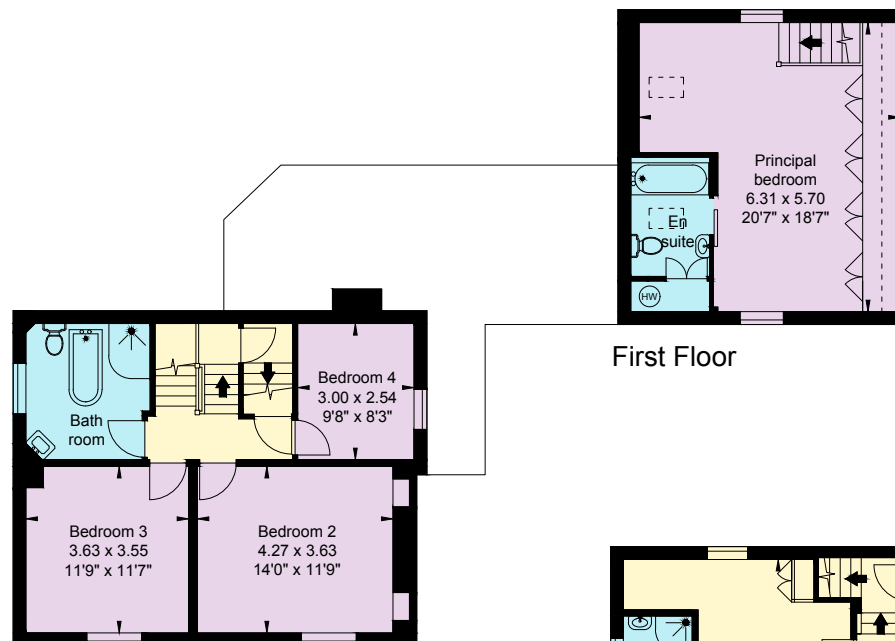
Second Floor

--- Denotes restricted head height



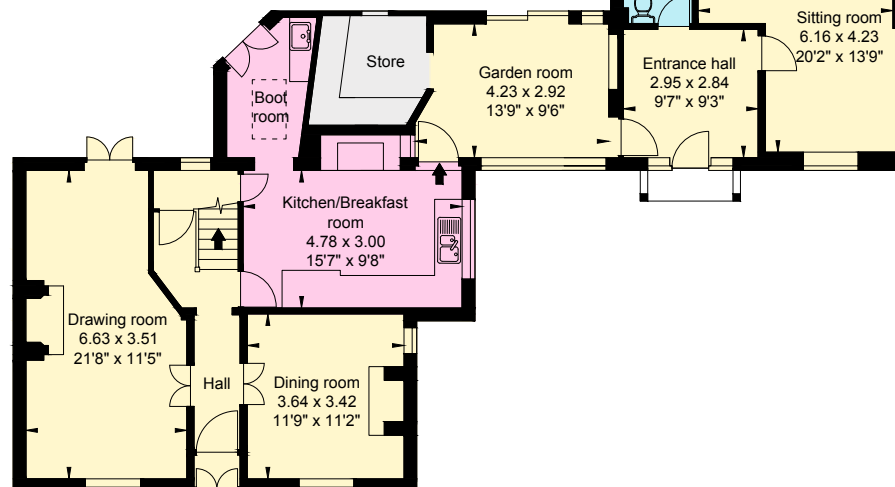
Outbuilding

not shown in actual location /orientation



First Floor

First Floor



Ground Floor



APPROXIMATE GROSS INTERNAL FLOOR AREA:

House: 248 sq m (2,670 sq ft)

Outbuilding: 21 sq m (226 sq ft)

Total: 269 sq m (2,896 sq ft)

inc. restricted head height

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

We would be delighted
to tell you more.

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Date: 18 July 2025
Our reference: STR012436792

The End House, High Street, Mickleton, Chipping Campden, GL55 6RT

We have pleasure in enclosing details of the above property for which we are quoting a guide price of **£795,000**.

Please let us know if you need any further information about the property or surrounding area and we will be delighted to provide it.

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We'd love to help you.

Yours faithfully



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