



FARM VIEW, MICKLETON, GL55 6TF

SECCOMBES

ESTATE AGENTS

**FARM VIEW
82 GRANBROOK LANE
MICKLETON
GLOUCESTERSHIRE
GL55 6TF**

About 3 miles from Chipping Campden and Honeybourne (mainline station to London, Paddington), Stratford upon Avon and Shipston on Stour about 8 miles, Moreton in Marsh about 12 miles (mainline station to London, Paddington), Cheltenham about 27 miles and Birmingham International Airport about 34 miles.

**AN EXCEPTIONAL SPACIOUS DETACHED COTSWOLD
STONE HOUSE BY D J MURPHY CONSTRUCTION
FINISHED TO A HIGH STANDARD IN AN OUTSTANDING
LOCATION WITH GLORIOUS FAR-REACHING VIEWS
OVER THE COTSWOLDS AND TO MEON HILL**

Entrance Hall, Open Plan Sitting Room/Dining Kitchen Family Room, Utility Room, Study, Cloakroom, Landing, Master Bedroom Suite with Dressing Room and Ensuite Bathroom, Three further Double Bedrooms and Two further Shower Rooms (one ensuite), Large Boarded and Insulated Attic. Aluminum Double-Glazed Windows. Heating by Air Heat Source Pump. Good Off-Road Parking. Enclosed Garden adjoining farmland. Far-Reaching Views.

**Viewing through
Seccombes Estate Agents, Shipston on Stour
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Mickleton is a popular and sought-after village situated on the edge of the Cotswolds.

In the village is a good general store, traditional butcher, Three Ways House Hotel, together with two village inns, parish Church, Methodist Chapel and excellent primary school.

The local centres of Chipping Campden and Stratford upon Avon offer a more comprehensive range of schooling, shopping and recreational facilities.

The stations at Moreton in Marsh and Honeybourne offer a mainline service to Oxford and London, (Paddington) with a service to London, (Paddington) in about 1 hour 30 minutes) from Moreton in Marsh and 1 hour 40 minutes from Honeybourne.

There are local golf courses in Broadway, Welford on Avon and Stratford upon Avon.

Farm View is one of two exceptional detached stone properties completed in June 2025 by the well-known local builders, D J Murphy Construction. The house offers spacious and well-proportioned, light and airy accommodation offering all the benefits of modern open plan living together with having outstanding views out over the Cotswolds up to Hidcote and to Meon Hill.

The principal accommodation extends to about 2336sqft/217.0 sqm, with a boarded insulated attic with power and light connected extending to a further 428 sqft /339.8 sqm.



- The high-quality and well-appointed bespoke kitchen is supplied by Master Class Kitchens and installed by local fitter, Steve Booker (from Great Wolford), with ample fitted base units incorporating drawers and cupboards, together with an island unit with quartz work service over, ample wall units and larder cupboard. Appliances within the kitchen include twin Neff electric ovens (1 incorporating a microwave), Neff ceramic hob, Neff dishwasher and Hotpoint fridge freezer.
- In the utility room is a Neff washing machine and Hoover dryer.
- The well-appointed bathrooms including heated towel rails supplied by John Nicholls from Shipston on Stour.
- The ground floor is principally engineered oak flooring with the bathrooms being porcelain tiled floors. Oak doors throughout.
- The majority of the rooms are double aspects taking in the outstanding views with the Cotswolds up to Hidcote and Kiftsgate together with Meon Hill, with Smart aluminium double glazed windows, with sliding patio doors out onto the stone terrace from the dining and family room areas.
- Heating is provided via an air heat source pump to under floor heating on the ground floor and radiators to the first floor.
- In addition within the sitting room is a Hwam 3120C wood burning stove from Denmark. Staircase with oak banister with glass panelling under.

The accommodation briefly comprises:

Spacious **Entrance Hall** with cloakroom off, stairs on the first floor with oak banister with glass paneling beneath.

Sitting Room double aspect incorporating the Hwam wood burning stove opens into the **Dining Kitchen Family Room** with sliding patio doors out onto the stone terrace and south facing garden.

Well appointed **Utility Room** leading through to the **Study** with door out onto sidewalk way.

On the first floor is the **Landing** with

Master Bedroom Suite the principal bedroom being double aspect off which is a **Dressing Room** and **En Suite Bathroom** beyond.

Bedroom Two with en suite Shower Room

Family Shower Room

Bedrooms Three and Four are double aspect fine views, with bedroom four having a built in double wardrobe and built in box store.

Approached via a loft ladder from the landing is a boarded and insulated **Attic** with power and light connected extending to about 428 sqft / 39.8 sqm.

Outside to the front a **large gravelled forecourt** offering ample Off Road Parking.

To the back the Garden is enclosed, south facing and is about

44'0"/13.4m deep x 39'0"/ 11.90m wide. Immediately adjoining the house is a large stone terrace beyond which the garden is principally lawned.

The garden overlooks the adjoining farmland with far reaching views out over the Cotswolds up to Hidcote , Kiftsgate and Meon Hill.

GENERAL INFORMATION

Tenure The property is offered freehold with vacant possession.

Council Tax This is payable to Cotswold District Council. The property is to be assessed for council tax banding.

Fixtures and Fittings All items mentioned in these sale particulars are included in the sale. All other items are expressly excluded.

Services Mains electricity, water and drainage are connected to the property. Air heat source pump for central heating and hot water

Energy Performance Certificate

Current: 82 (B) Potential: 88 (B)

Warranty The Structural Warranty provider is ICW

Directions

From the centre of Mickleton head for Ilmington and Shipston on Stour along Granbrook Lane. As one leaves the village Farm View is the last house on the right.

Postcode GL55 6TF

What Three Words ///alarmed.regaining.pythons

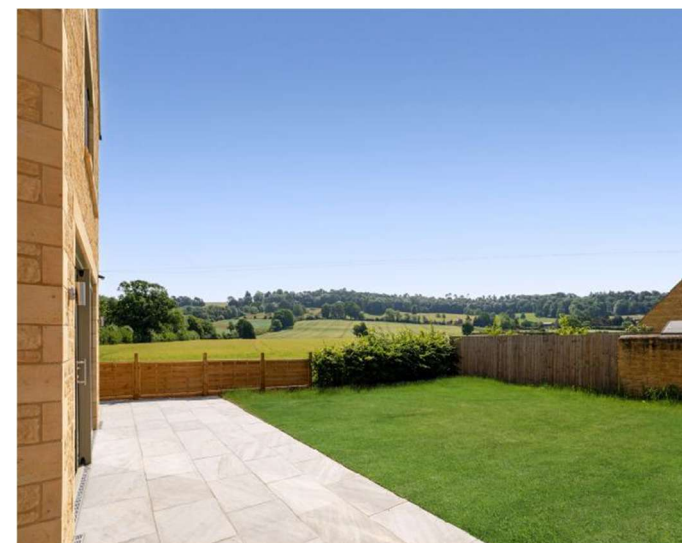
FLOOR PLANS



IMPORTANT NOTICE

These particulars have been prepared in good faith and are for guidance only. They are intended to give a fair description of the property, but do not constitute part of an offer or form any part of a contract. The photographs show only certain parts and aspects as at the time they were taken. We have not carried out a survey on the property, nor have we tested the services, appliances or any specific fittings. Any areas, measurements or distances we have referred to are given as a guide only and are not precise.

MFF/S3243/F005/02.07.2025



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