



GRANBROOK HOUSE, MICKLETON, GLOUCESTERSHIRE

SECCOMBES

ESTATE AGENTS



**GRANBROOK HOUSE  
80 GRANBROOK LANE  
MICKLETON  
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.

**EXCEPTIONAL SPACIOUS THREE DOUBLE BEDROOM DETACHED COTSWOLD STONE HOUSE BY DJ MURPHY CONSTRUCTION FINISHED TO A HIGH STANDARD WELL LOCATED ON THE EDGE OF THE VILLAGE WITH VIEWS OVER THE SURROUNDING COTSWOLDS**

Entrance Hall Sitting Room/Dining Kitchen, Utility Room, Cloak Room, Three Double Bedrooms, En Suite Shower Room, Family Bathroom, Large Boarded and Insulated Attic, Aluminium Double Glazed Windows, Heating by Air Heat-Source Pump. Good Off- Road Parking. Enclosed Garden.

**Viewing through**

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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.

**Granbrook House** 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 far reaching views out over the Cotswolds to Hidcote and to Meon Hill.

The principal accommodation extends to about 1655sqft/153.8 sqm with a boarded insulated attic with power and light connected extending to a further 305 sqft /28.3 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, with quartz work service over, ample wall units and larder cupboard. Appliances within the kitchen include twin Neff electric ovens (one 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.
- On the ground floor is principally engineered oak flooring with the bathrooms having porcelain tiled floors. Oak doors throughout.
- Smart aluminium double glazed windows, with sliding patio doors out onto the stone terrace from the dining kitchen
- 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, in 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 with oak banister with glass panel beneath.

**Sitting Room** incorporating the Hwam wood burning stove opens into the **Dining/Kitchen** with sliding patio door out on to the stone terrace and south-facing garden.

Well-appointed **Utility Room**

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

**Bedroom One** with doors to **En Suite Bathroom**.

**Bedroom Two**

**Family Bathroom** with separate shower cubicle.

**Bedroom Three**

Approached via a loft ladder from the landing is a boarded and insulated **Attic** with power and light connected extending to about 305 sqft/28.3 sqm.

Outside to the front a **Large Gravelled Forecourt** offering Off Road Parking.

To the back the **Garden** is enclosed, south facing and is about 45'0"/13.70m deep x 35'0"/10.17m wide. Immediately adjoining the house is a large stone terrace, beyond which the garden is principally lawned.



## 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 provide is ICW

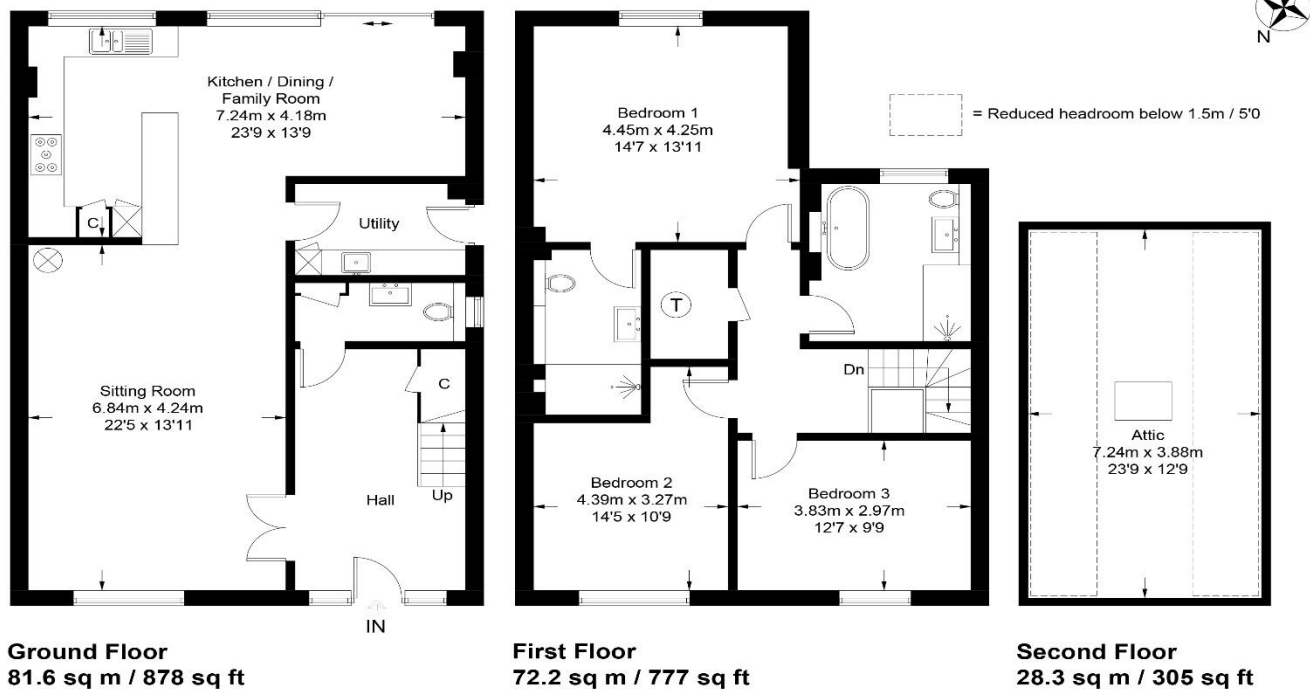
## Directions

**Postcode GL55 6TF**

from the centre of Mickleton head for Ilmington and Shipston on Stour proceeding along Granbrook Lane. As one leaves the village Granbrook House is the last second house situated on the right.

What Three Words ///fuzz.mushroom.twilight

## 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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