

**VIEWINGS AVAILABLE BY APPOINTMENT ONLY ON SATURDAY 30<sup>TH</sup> AUGUST FROM 11.30AM TO 1.00PM.  
PLEASE CONTACT SECCOMBES ESTATE AGENTS ON 01608 663788 TO ARRANGE A BOOKING.**



**BROADWAY HOUSE, 1 HIDCOTE VIEW, MICKLETON,**

**SECCOMBES**

ESTATE AGENTS



**BROADWAY HOUSE  
1 HIDCOTE VIEW  
MICKLETON  
NR CHIPPING CAMPDEN  
GLOUCESTERSHIRE  
GL55 6EW**

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.

**A WONDERFUL DETACHED COTSWOLD STONE FAMILY HOUSE SITUATED TOWARDS THE EDGE OF THE VILLAGE OFFERING SPACIOUS ACCOMMODATION PRESENTED TO A HIGH STANDARD**

Spacious Entrance Hall, Open Plan L-shaped Sitting Room. Dining/Family Room Kitchen, Study, Cloakroom, Utility Room, Galleried Landing, Four double bedrooms, Two Ensuite Shower Rooms, Family Bathroom. Gas-fired Heating. Double and Triple Glazing. Gravelled Forecourt offering good Off-Road Parking. Attractive Enclosed South-facing Landscaped Garden with Far-reaching View. Single Garage.

Viewing through Seccombes Estate Agents, Shipston on Stour  
T: 01608 663788 E: [shipston@seccombes.co.uk](mailto:shipston@seccombes.co.uk)  
[www.seccombesestateagents.co.uk](http://www.seccombesestateagents.co.uk)



**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.

**Broadway House** is a wonderful, detached Cotswold stone family house presented to a high standard which is understood to have been built in about 2018.

The property has been extended to offer all the benefits of modern open plan living the creation of the L shaped sitting dining/family room and kitchen, with spacious and well-proportioned, light and airy accommodation.

In addition to the spacious entrance hall, galleried landing and open plan living area there is a study, four double bedrooms two ensuite shower rooms and family bathroom.



The kitchen, bathrooms and utility room are well-appointed. In addition, the house benefits from underfloor heating on the ground floor and radiators on the first floor, together double and triple glazed windows.

Outside to the front is a gravelled courtyard offering good off-road parking and to the back the garden is enclosed and attractively landscaped with far reaching views out over the Cotswolds. The accommodation briefly comprises:

**Spacious Entrance Hall** with limestone tiled floor, **two cloaks cupboard, Cloakroom.** All doors lead into:

**Sitting Room** with fireplace incorporating wood-burning stove open to **Dining/Family Room/Kitchen** with limestone tiled floor, bi-fold door to garden, well appointed **Kitchen Area** with ample fitted base units with granite work surfaces over incorporating built-in Bosch dishwasher, Bosch four-ring gas hob with Bosch extractor hood over, Bosch double oven.

**Utility Room** with fitted base units with granite work surface over incorporating one and a half bowl basin single stainless steel sink unit, plumbing for washing machine, limestone tiled floor, fitted wall units, fitted store cupboards with space for upright fridge/freezer, side door to garden

**Study** overlooking the front with built-in fitted shelving with cupboards under.



Stairs rise up to the spacious **Galleried Landing** with tank cupboard and boiler cupboard with Worcester gas-fired boiler for central heating and hot water.

**Four Double Bedrooms** with bedrooms one and two having well-appointed **Ensuite Shower Rooms** with ceramic tiled floors.

In addition, there is a well-appointed **Family Bathroom** with large separate shower cubicle, ceramic tiled floor.

Outside to the front is a gravelled forecourt offering good off-road parking with side walkway leading around to

the enclosed south facing enclosed garden about 42'0"/12.80m wide x 30'0"/9.15m deep. which is an important feature of the property and has been attractively landscaped. Immediately adjoining the house is a paved patio leading to **pergola** with further paved patio under and ornamental pond beside. Lawned area with second patio.

Pathway leads to the **Single Garage** with power for light and water connected, part-boarded loft. To the front is a further gravelled car parking space.

## GENERAL INFORMATION

### Tenure

The property is offered freehold with vacant possession.



### Council Tax

This is payable to Cotswold District Council. The property is listed in band G.

### Fixtures and Fittings

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

### Services

Mains electricity, gas, water and drainage are connected to the property. Worcester gas-fired boiler for central heating and hot water.

### Energy Performance Certificate

Current: 85 (B) Potential: 105 (A)

### Directions

**Postcode GL55 6EW**

From the centre of Mickleton head for Ilmington and Shipston on Stour proceeding along Granbrook Lane. As one leaves the village Broadway House is the third last house situated on the right and on the left-hand side of the entrance to Hidcote View.

**What three words ///curious.lunching.aura**

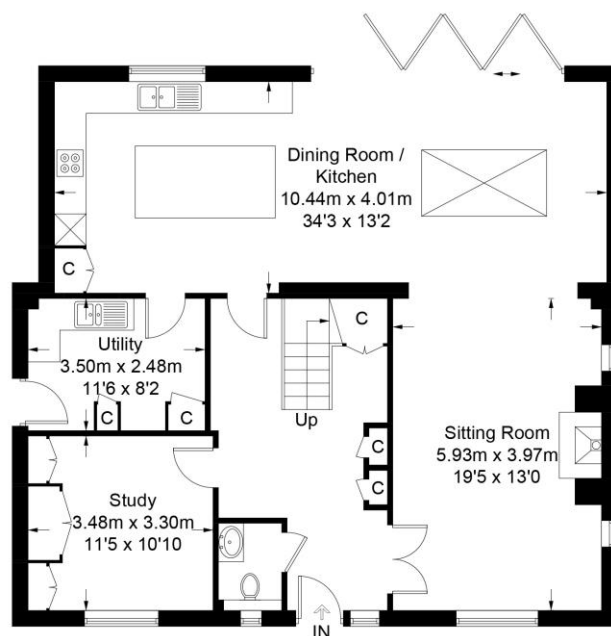
### IMPORTANT NOTICE

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.

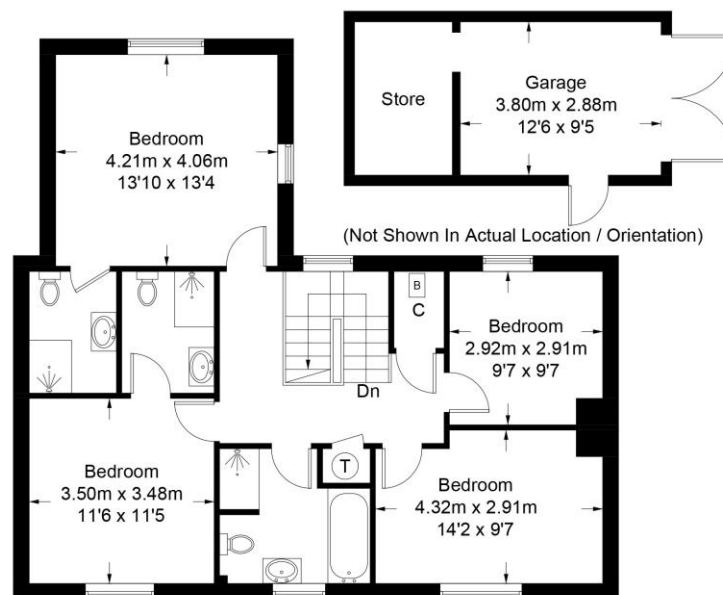
**MFF/S3237F00518.07/2025**



## FLOOR PLANS



**Ground Floor**  
107.8 sq m / 1160 sq ft



**First Floor**  
81.2 sq m / 874 sq ft

Approximate Gross Internal Area = 189 sq m / 2034 sq ft  
 Garage = 16.8 sq m / 181 sq ft  
 Total = 205.8 sq m / 2215 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1222001)



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