

WALNUT COTTAGE

Chapel Lane, Mickleton, Gloucestershire



A BEAUTIFULLY PRESENTED VILLAGE HOME

Combining characterful interiors with generous, flexible accommodation, including a detached studio. Set in the heart of this charming North Cotswold village.


4


3+4


2+3


D


new


new

Local Authority: Cotswold District Council
Council Tax band: G
Tenure: Freehold



SITUATION

Mickleton is a highly regarded village set on the northern fringe of the Cotswolds, close to the Gloucestershire/Warwickshire border, renowned for its strong sense of community and excellent local amenities including a village store, post office, butcher, bakery, public houses, hotel, chapel and parish church. The village is particularly well suited to families, with a primary school and access to a wide choice of respected secondary and grammar schools in nearby Chipping Campden and Stratford upon Avon, as well as a number of prestigious independent schools within easy reach. Further amenities are available in Stratford-upon-Avon, while excellent transport links, including rail services from Honeybourne to London Paddington, and convenient access to the M40 make the area attractive to commuters. The surrounding countryside offers outstanding opportunities for walking, riding and outdoor pursuits, complemented by nearby golf courses and racecourses, making Mickleton an ideal



THE PROPERTY

Walnut Cottage is a beautifully presented home, perfectly positioned in the heart of this charming North Cotswold village — a setting defined by warmth, character, and generous proportions.

The welcoming entrance hall opens into a spacious drawing room, centred around an attractive fireplace with a wood burning stove, creating an inviting space for relaxed evenings. The dining kitchen offers an excellent environment for family living, while the orangery — with glorious views across the immaculate garden — provides a serene place to unwind. Also on the ground floor are two double bedrooms and a well appointed 'Jack and Jill' bathroom, making this level ideal for flexible family living.

The first floor continues to impress, with two further double bedrooms, each benefitting from its own en suite.

Outside, Walnut Cottage maintains its appeal. A gated driveway provides parking for multiple vehicles and access to the garage. Above the garage sits a separately accessed double bedroom with a ground floor shower room — a superb guest suite or an excellent opportunity for those wishing to run a small bed and breakfast.





The garden is a true highlight: extensive lawns, beautifully stocked herbaceous borders, and a thriving vegetable patch create a wonderfully tranquil outdoor space. The rear patio enjoys abundant sunshine and offers the perfect setting for al fresco dining or peaceful relaxation.

Services:

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

Note:

The neighbouring Public House has access for maintenance purposes along a designated strip with formal notice.

What3words: //declining.caramel.flashback



Approximate Floor Area = 210.86 sq m / 2270 sq ft
Annexe = 26.11 sq m / 281 sq ft
Garage = 12.35 sq m / 133 sq ft
Total = 249.32 sq m / 2684 sq ft



Will Ward-Jones
01789 297735
william.ward-jones@knightfrank.com
Knight Frank Stratford-upon-Avon
Bridgeway House, Bridgeway
Stratford upon Avon, Warwickshire, CV37 6X
knightfrank.co.uk

Your partners in property

Drawn for illustration and identification purposes only by @fourwalls-group.com #105335

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. (D0767200)

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc, show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legal/privacy-statement>.
Particulars dated April 2025. Photographs and videos dated 2025. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 6AN. We use the term "partner" to refer to a member of Knight Frank LLP or an employee or consultant. A list of members' names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.





Date: 25 September 2026
Our reference: STR012343331

Walnut Cottage, Chapel Lane, Mickleton, Chipping Campden, GL55 6SD

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £1,150,000.

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

Full details of all our properties and a wide range of services can be viewed online at knightfrank.co.uk. You can also receive early information on new properties coming on to the market by signing up to [My Knight Frank](#).

For additional information or to make arrangements to view the property, please get in touch.

We'd love to help you.

Yours faithfully

A stylized, handwritten signature in black ink that reads "Knight Frank".

KNIGHT FRANK LLP

Enc:

William Ward-Jones
Partner, Office Head
+44 1789206951
william.ward-jones@knightfrank.com

Knight Frank, Stratford
Bridgeway, Stratford upon Avon, Warwickshire, CV37 6YX
+44 1789 297 735

knightfrank.co.uk

Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members' names of Knight Frank LLP may be inspected at our registered office.

Regulated by RICS

Your partners in property

V4.3 Sep 24