



1 The Manor, Mickleton, Gloucestershire

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A magnificent Grade II listed residence in the heart of this North Cotswold village, recently refurbished to enhance its wonderful period features with modern elegance.

### Distances & times

Honeybourne 3 miles (trains to London Paddington from 1 hour 40 minutes), Chipping Campden 3.2 miles, Stratford-upon-Avon 7.5 miles, Shipston-on-Stour 8 miles, Moreton-in-Marsh 12.4 miles (trains to London Paddington from 1 hour 30 minutes), Cheltenham 27 miles, Birmingham International Airport 34 miles. (All distances and time are approximate)

### Situation

Situated on a quiet no-through lane near the charming parish church, 1 The Manor is in a prime location in the heart of Mickleton, a picturesque and thriving village on the northern edge of the Cotswolds. This stunning property is set within both the village Conservation Area and the renowned Cotswolds Area of Outstanding Natural Beauty, providing an enviable blend of tranquillity and convenience.



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#### Tenure

Freehold

#### Local Authority

Cotswold District Council  
01285 623000

#### Council Tax

Band G





Mickleton has a wealth of amenities, including a well-stocked general store, a traditional butcher's shop, and the famous Three Ways House Hotel, home to the world-renowned 'Pudding Club'. With two welcoming pubs, the parish Church of St. Lawrence, a Methodist chapel, and an excellent primary school, Mickleton is a vibrant community perfect for families and professionals alike. For further educational needs, the area offers outstanding options, such as Chipping Campden High School and prestigious grammar schools in nearby Stratford-upon-Avon.

While steeped in rural charm, Mickleton is exceptionally well-connected. Honeybourne Station, just three miles away, provides direct train services to London Paddington, making it ideal for commuters. The national motorway network is also easily accessible via the M40, ensuring seamless travel to nearby towns and cities.

For leisure and shopping, there are boutique shops and cultural heritage in Chipping Campden, Stratford-upon-Avon or Broadway or head to Cheltenham for more extensive facilities. Sports enthusiasts will appreciate the local golf courses in Broadway, Welford-on-Avon and Stratford and there is horse racing at Cheltenham, Stratford-upon-Avon and Warwick.

## The property

1 The Manor is a handsome Grade II listed residence brimming with character and charm. Dating back to circa 1656, this exceptional property once formed part of Mickleton Manor, one of the most prominent buildings in the village, and was sympathetically converted into four dwellings in the 1980s. Constructed of striking Ashlar limestone, the home boasts a wealth of period features which, after a recent refurbishment, seamlessly blend with contemporary comforts.

The inviting entrance hall has stairs rise elegantly rising to the first floor and second floors and doors lead to the principal living spaces. The drawing room is a standout, offering a sense of grandeur with its impressive fireplace and beautifully proportioned interiors. Opposite is the kitchen/dining room which impresses with a thoughtful design that combines functionality with style. There are a wide range of wall and base units, topped with Quartz worktops, and a central island with integrated appliances, including an eye-level double oven, create the perfect hub for cooking and entertaining. There





is ample space for a dining table making this a welcoming space for family gatherings, while a door opens onto a delightful patio area, ideal for al fresco dining. A convenient cloakroom completes the ground floor accommodation.

The first floor is designed for comfort and relaxation. The principal bedroom suite has built-in wardrobes and an elegant en suite shower room, while the highlight of this level is the drawing room, featuring original stone mullion windows that frame idyllic views of the gardens and beyond. This room offers a perfect retreat for unwinding or entertaining guests.





The second floor has two spacious double bedrooms, a family bathroom with a rolltop bath and separate shower, and a dedicated laundry/utility room. These spaces are thoughtfully designed to meet the needs of modern living while maintaining the property's historic charm.

## Outside

The house is approached via stately stone pillars to a gated private gravelled drive, leading to a single garage and an adjoining studio. This versatile space holds exciting potential to be transformed into a home office, gym, or creative studio (subject to planning permission) according to lifestyle needs.

The property has two private terraces designed for relaxation and entertaining and connecting to the property's expansive, communal, lawned gardens. These immaculate lawns with specimen trees, provide an ever-changing backdrop of seasonal beauty.

The gardens extend gracefully to a ha-ha, creating a sense of continuity with the surrounding pastureland. This clever design offers uninterrupted, breathtaking views of the countryside, blending natural splendour with the charm of a quintessential English garden.

## Services

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

**Please note:** The owners of the four properties at The Manor have an informal arrangement to share any costs relating to the gardens. We have been advised that there is a covenant on the property to prevent the property being purchased for short lets.

## What3Words

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## Viewing

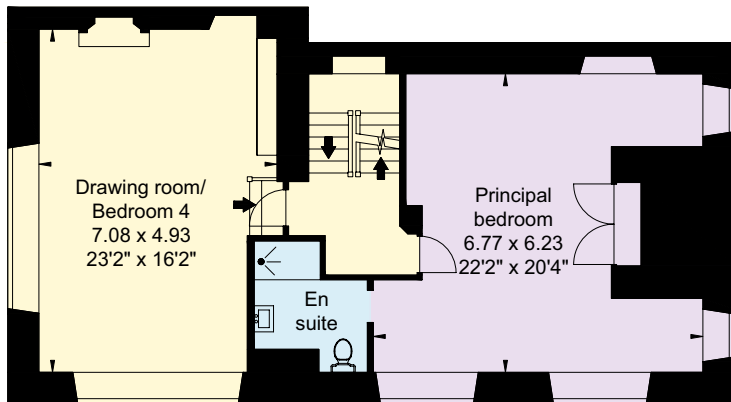
By prior appointment only with the agents.



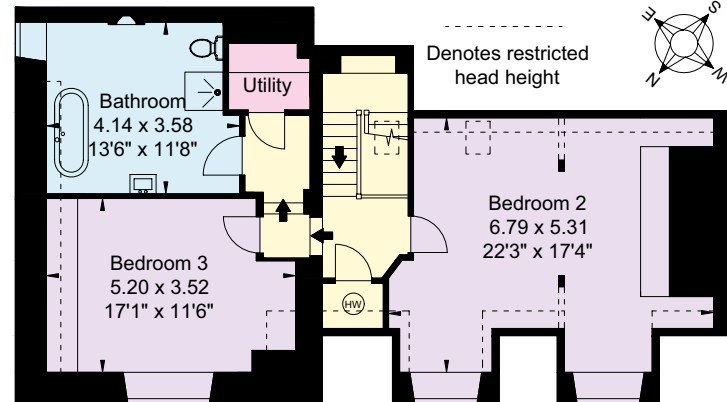






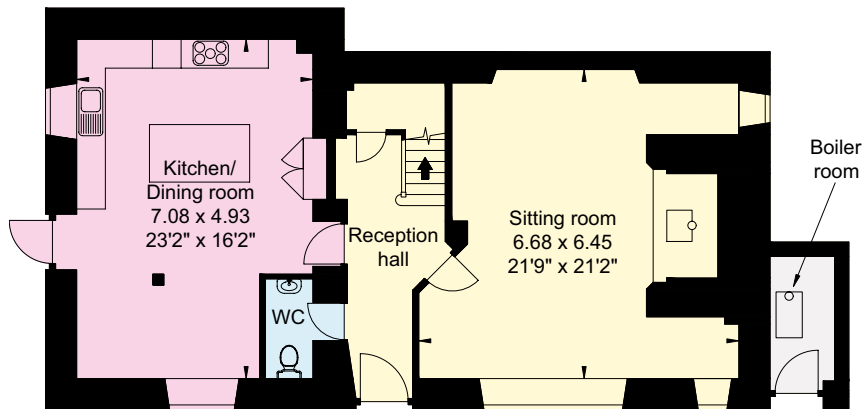


First Floor

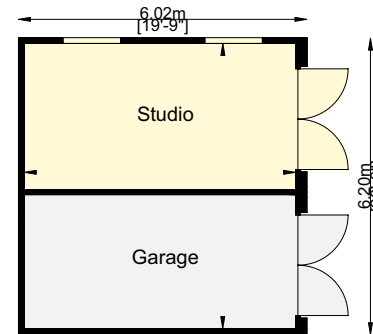


Second Floor

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Ground Floor



Outbuilding

Not shown in actual location / orientation

**Approximate Gross Internal Floor Area**

House: 264 sq m (2,842 sq ft)  
 Boiler room/Garage/Studio: 39 sq m (420 sq ft)  
**Total: 303 sq m (3,262 sq ft)**  
 inc. restricted head height

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

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Date: 29 November 2024  
Our reference: STR012433927

## 1, The Manor, Church Lane, Mickleton, Chipping Campden, GL55 6RZ

We have pleasure in enclosing details of the above property for which we are quoting a guide price of **£980,000**.

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

**We'd love to help you.**

Yours faithfully



**KNIGHT FRANK LLP**

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