



VAUGHANREYNOLDS
ESTATE AGENTS

27 Glass House Road
Mickleton, GL55 6PF



The Property

Constructed in 2019 by Messrs Miller Homes, this attractive, double fronted, detached property is perfectly positioned within the prestigious Oak Grange development in the heart of Mickleton.

Enjoying an open feel with easy access to the maturing open space and green, the property occupies a generous plot affording ample parking to front and a generous fore and rear garden. All of the village amenities are easily accessible on foot, including an excellent school, shop, butchers and three pubs/restuarants, including the internationally renowned pudding club. For those dog walkers among us, there are countless walks around the village, including short local routes or longer walks out into the breath-taking Cotswold countryside.

Viewing is strongly recommended to fully appreciate the standard and scale of accommodation, which in brief comprises; An inviting entrance hall with stairs rising to the upper floor, panel doors off and attractive Kardean flooring throughout. There is a WC/Cloaks, separate study and a generous sitting room with bay window to front.

The family kitchen is certainly the heart of this modern home, and affords ample space for both dining and seating. The kitchen itself is well equipped, with a comprehensive range of storage complete with contrasting work surfaces over and range of appliances to include a double oven, five ring gas hob, extractor hood, fridge, freezer and dishwasher. There is also a useful walk in pantry and separate utility room with additional storage, space and plumbing for a washing machine and tumble dryer and personnel door to side.

To the first floor, a light and spacious gallery landing provides access to each of the four good size bedrooms, family bathroom and linen cupboard. The main bedroom boasts an en-suite shower room complete with an oversize shower enclosure, wash hand basin, WC and complementary Porcelanosa tiles throughout.





To the rear of the property, there is a generous enclosed garden, laid mainly to lawn with two areas of paving providing various options of alfresco dining and a semi mature specimen trees are planted to boundary, affording a pleasant leafy backdrop and increased feeling of privacy and seclusion. There is gated access to the side, leading to a tandem driveway and oversize single garage with light and power.

The Location

A picturesque and desirable village, Mickleton combines chocolate-box, black and white cottages with characterful, thatch-topped stone buildings. Tucked away in beautiful Cotswold countryside, it's surrounded by miles of leafy lanes and open fields to the South of Stratford-upon-Avon and East of Evesham. Mickleton's wide range of amenities include a Post Office, general food store, Butcher, two churches, a garage, two highly regarded pubs and the Three Way House Hotel, famed for the 'Pudding Club'. The village is also well known for market gardening, with Hodcote Manor Garden and Kiftsgate Court Gardens nearby. The retail, leisure and cultural delights of Stratford and Evesham are less than ten miles away.

Mickleton is within easy reach of the A46 and A44 linking to the M5 motorway, as well as the A429 and M40 to the east. Rail travel is catered for by Honeybourne Station, four miles away, with direct trains to London Paddington in around an hour and 45 minutes and Oxford in 46 minutes.





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GENERAL INFORMATION

Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

Agents Note: We have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate.

Fixtures and Fittings: All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

Tenure: The property is Freehold with vacant possession upon completion of the purchase.

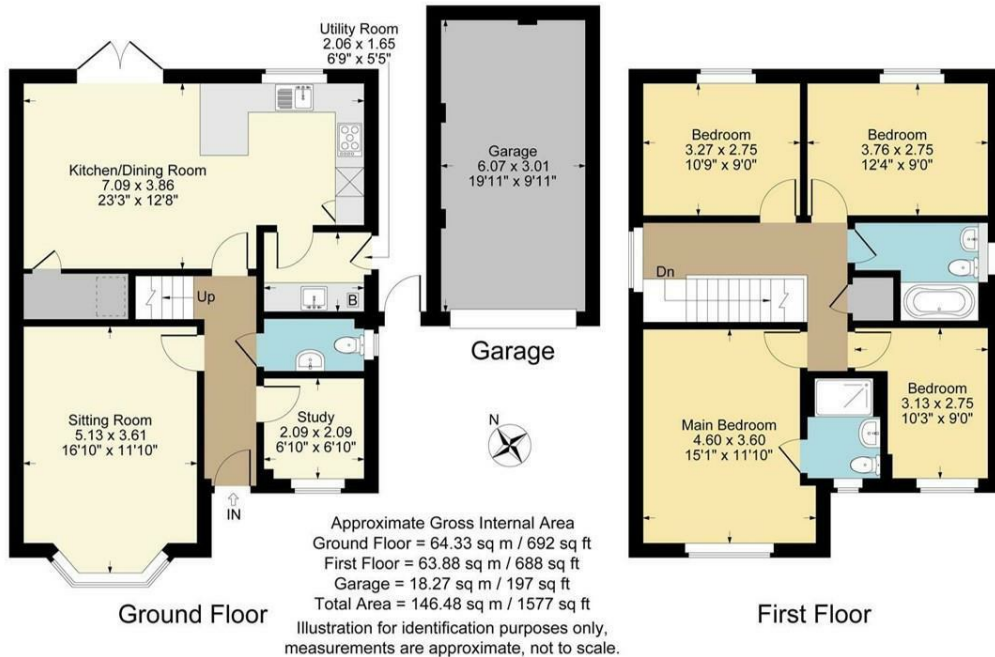
Services: All mains services are understood to be connected to the property.

N.B. - There is an estate management charge of approximately £320.00 per annum, which contributes towards the upkeep and maintenance of the communal areas, including the green, children's play area and MUGA (multi use gaming area).

Local Authority: Cotswold, Council Tax Band F

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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