



**VAUGHANREYNOLDS**  
ESTATE AGENTS

Broadway House, 1 Hidcote View  
Mickleton, Chipping Campden, GL55 6EW





## The Property

Positioned in the heart of one of the Cotswolds' most sought-after villages, Broadway House offers the perfect blend of modern comfort and timeless Cotswold character. Mickleton is a vibrant and welcoming community, home to a well-regarded primary school, a traditional butcher, an excellent village store, the renowned Three Ways House Hotel and two charming inns. The wider amenities of Chipping Campden and Stratford-upon-Avon lie within easy reach, while mainline rail services from Moreton-in-Marsh and Honeybourne provide convenient connections to Oxford and London.

Built in 2018 and crafted in classic Cotswold stone, the house has been thoughtfully extended and beautifully finished, delivering a superb family home with generous proportions and a wonderful sense of light and space. At its heart is an impressive open-plan living, dining and kitchen area—an L-shaped space designed for modern lifestyles, combining everyday comfort with effortless entertaining. Limestone flooring, bi-fold doors and a wood-burning stove create warmth, elegance and fluidity, while the sleek, high-quality kitchen is appointed with granite worktops and integrated Bosch appliances.

The welcoming entrance hall sets the tone for the rest of the property, complemented by a dedicated study and a practical utility room. Upstairs, a striking galleried landing leads to four double bedrooms, two of which benefit from contemporary ensuite shower rooms, alongside a beautifully designed family bathroom. Throughout, the attention to detail is evident, with underfloor heating on the ground floor, double and triple glazing, and high-specification finishes.











Outside, Broadway House continues to impress. A gravelled courtyard provides excellent off-road parking, while the enclosed south-facing rear garden has been attractively landscaped to create a peaceful backdrop to the home. Paved terraces, a pergola-covered seating area and an ornamental pond provide a choice of places to relax and entertain, all set against far-reaching views over the surrounding Cotswold countryside. A single garage with power, lighting and storage above also provides an additional drive for parking, this completes this exceptional offering.

Broadway House is a beautifully designed and immaculately presented modern Cotswold home—perfect for those seeking style, space and village living at its finest.

### 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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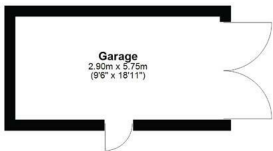




# GENERAL INFORMATION



**Ground Floor**  
Approx. 123.6 sq. metres (1330.1 sq. feet)



**First Floor**  
Approx. 81.9 sq. metres (881.6 sq. feet)



Total area: approx. 205.5 sq. metres (2211.7 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

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.

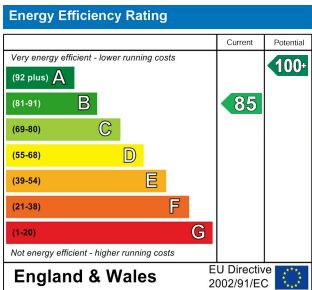
Tenure: The property is Freehold with vacant possession upon completion of the purchase.

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

Local Authority: Cotswold, Council Tax Band G

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