



VAUGHANREYNOLDS
ESTATE AGENTS

5 Bearcroft Gardens
Mickleton, Chipping Campden, GL55 6TY



The Property

Tucked away in a peaceful and established close, 5 Bearcroft Gardens is an attractive stone-built detached dormer home that embodies the charm and tranquillity of Mickleton Village. Its enviable setting—quiet, private, and yet just moments from the village’s excellent amenities—creates a rare blend of convenience and seclusion. With Chipping Campden, Broadway and the wider Cotswolds within easy reach, this is village living at its most effortless.

The welcoming reception hall sets the tone, leading to a useful WC and into the well-arranged living and dining room. This inviting space enjoys natural light, a feature fireplace and glazed double doors that open directly onto the garden—perfect for everyday relaxation and evening ambience alike.

The breakfast kitchen is thoughtfully designed, providing a practical and stylish area for cooking, occasional dining, and informal gatherings. A key highlight of the ground floor is the flexible ensuite bedroom, ideal for guests, multi-generational living, or use as a study, snug, or hobby room, making the home adaptable to a wide range of needs.

To the first floor, two generous double bedrooms—offering restful spaces, served by a family bathroom.

Externally, the property continues to delight. A 1.5 car depth garage provides secure parking and excellent storage, complemented by further parking to the front. The rear garden is an oasis of calm: an enclosed and thoughtfully landscaped space with a shaped lawn, terrace patios for outdoor dining, and richly stocked herbaceous borders that bring seasonal colour and charm.





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 delicatessen, general food store, Butcher, two churches, 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 Hidcote 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



Total area: approx. 142.8 sq. metres (1537.2 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: Water, electric and drainage are understood to be connected to the property. Oil fired heating. No gas.

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		
(81-91) B		
(69-80) C		
(55-68) D	56	67
(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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