

# AUSTIN HOUSE

5 HIDCOTE VIEW • MICKLETON



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GLOUCESTERSHIRE • GL55 6EW

*A charming new build detached family home, offering spacious open accommodation situated within the Cotswold Area of Outstanding Natural Beauty (AONB).*

**Ground Floor:** Entrance Hall • Playroom/Study  
Kitchen/Breakfast Room • Family/Dining Room • Sitting Room  
Utility • Cloakroom with W.C

**First Floor:** Landing • Bedroom 1 – En Suite Bathroom –  
Dressing Room • Bedroom 2 – En Suite  
Bedroom 3 • Bedroom 4 • Bathroom

**Outside:** Cotswold stone Driveway • Cotswold drystone wall frontage • Lawned Gardens • Patio • Detached Garage with storage above • Rear view over open countryside

**Approximate Gross Internal Floor Area:**

House: 214 sq m (2,304 sq ft)

Garage: 37 sq m (400 sq ft)

**Total: 251 sq m (2,704 sq ft)**

Stratford upon Avon 8.8 miles, M40 (Junction 12) 16.4 Miles,  
Honeybourne Train Station 4.4 miles, Stratford Upon Avon Train  
Station 9 Miles (trains to Birmingham from 43 mins and London  
Marylebone from 2h 5 mins) Moreton in Marsh Train Station  
12 Miles (trains to London Paddington from 90 mins, Birmingham  
International Airport 35 miles, Central London 95 miles  
(All distances and times are approximate)





## Accommodation & Amenities

Austin House is ideal for family life and entertaining. The accommodation is well-proportioned and finished throughout with high quality fixtures and fittings including a solid oak front door, solid oak veneer internal doors and exposed oak beams with a feature fireplace.

## Situation

Granbrook View is an exclusive development of 7 bespoke 3 & 4 bedroom detached country homes, situated on the edge of Mickleton. These bespoke homes have been constructed by a renowned local developer, C. E. Gilbert & Son Developments Ltd.

The site is situated on the eastern edge of the popular village Mickleton on the Gloucestershire/Warwickshire borders, on the northern fringe of the Cotswolds. In a rural position within the Cotswold Area of Outstanding Natural Beauty (AONB). Enjoying views of Meon Hill and the surrounding countryside. The village features a general store, post office, butcher, Three Ways House Hotel (The Pudding Club), two public houses, Methodist Chapel and Parish Church of St Lawrence.

Mickleton lies approximately 9 miles from the historic market town of Stratford-upon-Avon, ideal for all day-to-day amenities and facilities. The local market town of Chipping Campden is within 4 miles and has a range of shops and restaurants.

There are also some excellent shopping and leisure facilities in nearby Stow on the Wold, Broadway and Cheltenham.

There are a number of golf courses in the area (Broadway Golf Club and Stratford Park Golf & Country Club) and racing at Stratford-upon-Avon, Warwick and Cheltenham.

## Schools

There are a superb selection of private, state and grammar schools in the area to suit most requirements, including a primary school in the village itself, Chipping Campden High School, The Croft Prep (Stratford-upon-Avon), Stratford Grammar School, King Edward School for Boys and private schools (Warwick Boys School and Kings High School for Girls) in Warwick.

## Description of Property

Austin House is set on an attractive plot with additional parking and a private garden with planting. The accommodation is well-proportioned and finished to a high standard using premium quality materials, that combine traditional features with contemporary construction methods. The property is constructed from Cotswold Stone, natural Welsh slate roof covering and includes traditional timber casement windows.

- Feature reception hall with a half turn staircase and light tumbled Travertine flooring
- Solid oak front door
- Conservation coloured Timber casement windows
- Solid oak veneer internal doors
- Solid oak window sills to ground floor
- Kitchen with bespoke painted hand made units, granite work surfaces, combination of built-in Neff & Rangemaster appliances, light tumbled Travertine flooring and bi fold doors to garden patio
- Sitting Room with feature Cotswold Stone fireplace with exposed beam and double doors to garden patio
- Family/Dining Room opening to Kitchen with double doors to garden patio
- Playroom/Study
- Ground floor Cloakroom with W.C. and vanity unit
- Utility Room with storage cupboards and feature Belfast sink
- Spacious Landing with feature window
- Master Bedroom 1 with En Suite Bathroom fitted with Roca and Bristan fixtures
- Bedroom 2 with En Suite fitted with Roca and Bristan fixtures
- Bedroom 3
- Bedroom 4
- Family Bathroom fitted with Roca and Bristan fixtures

## Gardens and Grounds

- Formal lawned front garden with a flower bed of shrubs enclosed in a Cotswold drystone wall
- Gated access to rear garden
- Detached Garage with storage above and Cotswold stone driveway
- The garden boasts a natural stone paved patio and flower beds featuring a variation of local shrubs and trees enclosed in feather edge timber fencing

## Services

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

## Warranties

This property has the benefit of a Local Authority Building Control (LABC) Warranty.

## Fixtures and fittings

Only the items mentioned in these sales particulars, together with fitted carpets and light fittings, are included in the sale.

## Directions (for sat nav use GL55 6TF)

From Stratford upon Avon proceed south on the A3400, Shipston Road. At the roundabout with the A4390 continue straight on, almost immediately after

turn right onto the B4632 to Broadway. Continue towards the village of Mickleton, approximately 8 miles. Turn left at the roundabout towards the centre of the village, continue on Granbrook Lane for approximately 500 metres to find Hidcote View on your right hand side.

## Terms

**Tenure:** Freehold

**Local Authority:** Cotswold District Council Telephone: 01285 623000

**Council Tax Band:** G

## Viewing

Strictly by prior appointment only through the Vendor's sole agent, Knight Frank LLP (01789) 269853.

## Office

Knight Frank LLP, Bridgeway House, Bridgeway Stratford-upon-Avon, Warwickshire, CV37 6YX

Images shown are of the show-home and external areas of the development, they are indicative of the quality that will be provided in the individual units. Specification may vary.

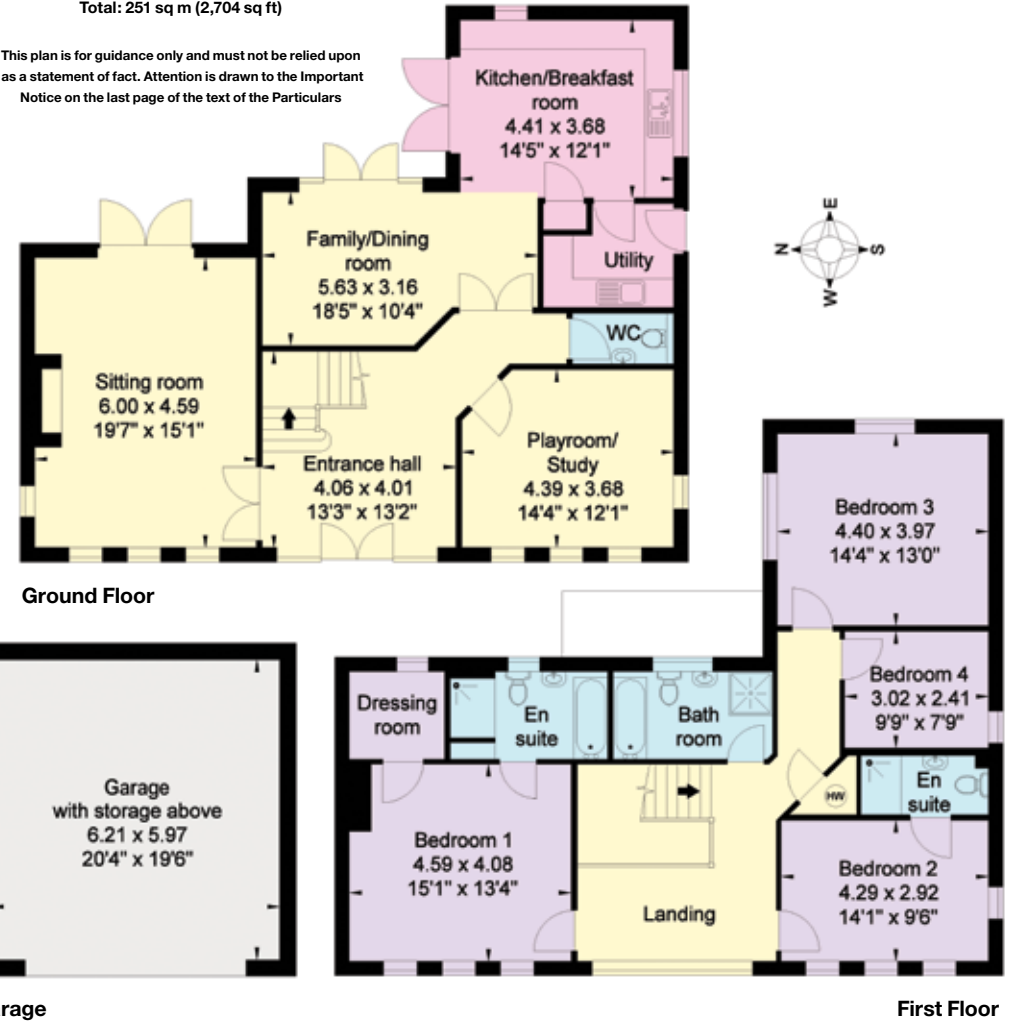
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This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars

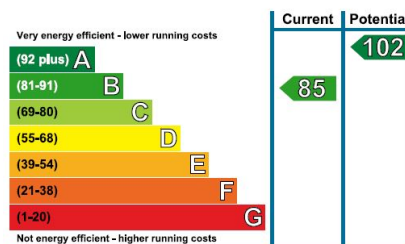


**01789 269853**

**Bridgeway House, Bridgeway  
Stratford upon Avon CV37 6YX**  
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**KnightFrank.co.uk**

## Energy Efficiency Rating



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