VAUGHANREYNOLDS
ESTATE AGENTS

Pathways, Gloucester Lane
Mickleton, Chipping Campden, GL55 6RP

The Property

Tucked away in a delightful, peaceful backwater, along a quiet no-through road, Pathways is a beautifully presented detached bungalow that has been thoughtfully modernised throughout to create a stylish, comfortable and effortlessly manageable home. Enjoying a wonderfully private setting, yet within easy walking distance of Mickleton's excellent village amenities, the property offers an appealing opportunity for those seeking a permanent residence, countryside retreat or lock-up-and-leave second home. With the added benefit of no upward chain, this charming home is ready to be enjoyed from the outset.

Set beyond a generous gravelled frontage, providing ample off-road parking, the property is approached through an enclosed entrance porch, complete with useful storage. From here, you enter a smartly appointed breakfast kitchen, fitted with a comprehensive range of cabinetry, including a generous bank of storage, integrated oven, hob and extractor, together with space for a washing machine.

An inner hallway connects the remaining accommodation, including a particularly inviting lounge diner, where attractive oak flooring, an inset log-burning stove and an abundance of natural light combine to create a warm and welcoming living space. French doors open directly onto the gardens, providing a lovely connection between inside and out, particularly during the warmer months.

There are two well-proportioned bedrooms, with the principal bedroom enjoying the convenience of its own modern en-suite shower room. The second bedroom benefits from an additional dressing area, equally suited to use as a study or home working space. A well-appointed family bathroom, featuring a modern white suite with shower over the bath, completes the internal accommodation.

One of the property's more distinctive features is the charming, arched timber garden pod, a wonderful addition that offers flexibility beyond the main bungalow. Complete with power, lighting and heating, this characterful space lends itself perfectly to use as a peaceful home office, reading retreat, creative studio or occasional guest accommodation.

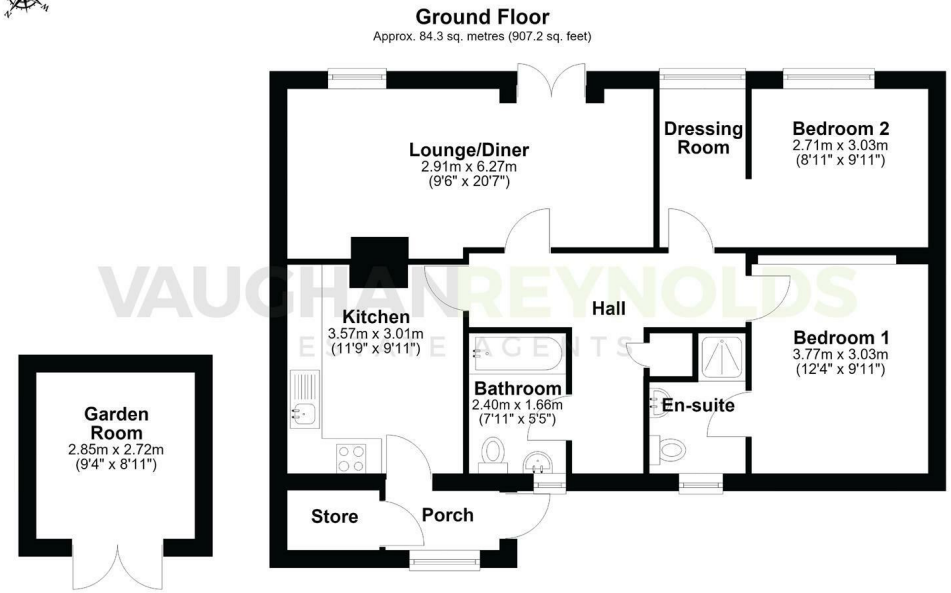
Outside, the gardens wrap around two sides of the bungalow, creating an attractive and surprisingly versatile outdoor setting. Predominantly laid to lawn, with thoughtfully arranged paved terraces, there is ample opportunity to enjoy alfresco dining, summer entertaining or simply relaxing in the sunshine. A further covered seating area, beneath a pergola, provides a particularly inviting spot from which to appreciate the peaceful surroundings.

Pathways is a delightful example of easy, single-storey living, combining contemporary comfort, charming outdoor spaces and a wonderfully tucked-away position in one of the North Cotswolds' most appealing villages. With nothing to do but move in and enjoy, this is a home that promises an enviable lifestyle in an equally attractive setting.

The Location

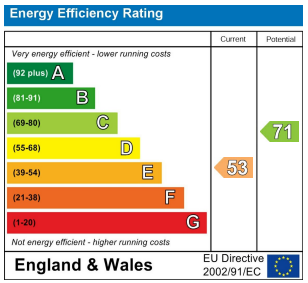
A picturesque and desirable village, Mickleton combines chocolate-box, black and white cottages with characterful, thatch-topped stone buildings. Tucked away in beautiful Cotswold countryside, it's surrounded by miles of leafy lanes and open fields to the South of Stratford-upon-Avon and East of Evesham. 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.



Total area: approx. 84.3 sq. metres (907.2 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.



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. NB. Some of our images may have been enhanced using AI.

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: Electric, water and drainage are connected to the property. Oil fired central heating are understood to be connected to the property.

Local Authority: Cotswolds, Council Tax Band E

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