



VAUGHANREYNOLDS
ESTATE AGENTS

20 Cotswold Edge
Mickleton, Chipping Campden, GL55 6TR



The Property

Discreetly positioned along a private drive serving just three executive homes, 20 Cotswold Edge is an exceptional stone-built residence crafted in 2017 by the highly regarded Newland Homes. Renowned for their attention to detail and quality of build, Newland Homes have created a property that effortlessly blends timeless Cotswold character with modern family living.

Occupying a premium setting within this sought-after development in the heart of Mickleton, the house enjoys an attractive outlook to the front and an enviable sense of privacy. A generous block-paved driveway provides ample parking for several vehicles and leads to an attached double garage, setting the tone for the space and practicality found throughout.

Upon entering, a welcoming and immaculately presented reception hall immediately conveys the quality and care invested in the home. Thoughtfully designed with useful understairs storage, a cloakroom and WC, it provides a refined yet practical introduction. The ground floor offers three versatile reception rooms, currently arranged as a sitting room, snug and formal dining room, each adaptable to a variety of lifestyles and requirements.

At the heart of the home lies the superb breakfast kitchen, beautifully appointed with a comprehensive range of fitted units and integrated appliances. There is ample space for a dining table, making it ideal for everyday family life as well as entertaining. French doors provide direct access to the garden, while a generous utility and boot room adds further convenience and functionality.

The first floor is arranged around a central landing and offers five well-proportioned bedrooms, all presented in pristine condition. The principal bedroom benefits from a stylish en-suite shower room and a bank of fitted wardrobes. Bedroom three is currently utilised as a luxurious walk-in dressing room but can easily be reinstated as a bedroom if desired. A modern and well-equipped family bathroom serves the remaining accommodation.







Outside, the property enjoys a delightful due-south-facing garden that has matured beautifully, offering a good degree of privacy and a leafy backdrop. A generous lawn is complemented by a terrace patio, perfect for outdoor dining, while a sheltered side area provides a welcome retreat from the sun during warmer months.

Immaculately maintained and presented throughout, 20 Cotswold Edge represents a rare opportunity to acquire a high-quality modern home in one of the North Cotswolds' most accessible and popular villages — combining elegance, comfort and an exceptional location.

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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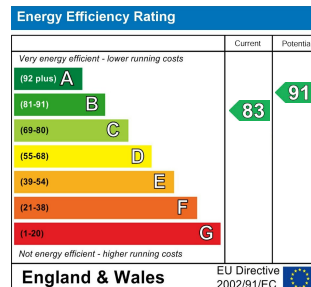


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Approximate Area = 1731 sq ft / 160.8 sq m
Garage = 295 sq ft / 27.4 sq m
Total = 2026 sq ft / 188.2 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2026. Produced for Vaughan Reynolds. REF: 1402339



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. There is an estate charge of £219.72 per annum (1/4/25 to 31/3/26).

Services: All mains services are understood to be connected to the property. There is a maintenance charge of £219.72 per annum (1/4/25 to 31/3/26).

Local Authority Cotswold Council Tax Band F

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VAUGHANREYNOLDS
ESTATE AGENTS

10 Union Street, Stratford upon Avon CV37 6QT
T: 01789 292659 E: info@vaughanreynolds.co.uk vaughanreynolds.co.uk