South-West England
£985,000 Freehold

The Old School House

This superb Grade II-listed four-bedroom house is set within beautifully landscaped private gardens in the sought-after Cotswold village of Mickleton, three miles north of Chipping Campden. A former school building, the house was the subject of a complete renovation and restoration, enhancing the natural light and entire spatial experience across the single-storey lateral living space of approximately 2,200 sq ft.

The house is approached via a quiet back lane through the village centre, with a shared stone driveway leading to private double garaging. Pitched roofs are paired with expansive arched Crittal windows to form a handsome red-brick façade.
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Exceptionally well-maintained gardens at the front of the house provide privacy and a wonderful introduction. Flashes of hydrangea limelight are partnered with neat parterre box and ornate topiary. Lines of scented lavender are raised in beds built of honey-coloured Cotswold stone, with a timber-decked terrace positioned opposite. A prolific purple wisteria forms a scented canopy across the timber-framed pergola in one corner; a wonderfully secluded position for eating outside in warmer months.

The formal entrance is accessed via a stone-paved gravel passageway at one side of the house. The axial entrance hall has impressive high ceilings, exposed stone walls and timber flooring running underfoot.

The principle reception room is a wonderfully warm space, replete with original features, shuttered arched windows and a large stone fireplace the centrepiece. Natural light floods through the expansive arched window in the kitchen and open-plan adjoining dining room, well-designed to serve both the practicalities of daily life and effortless entertaining. Ceilings soar to double-height, intersected with thick oak beams, and the charming patina of exposed red-brick walls adding great character.

Each of the four bedrooms are generously proportioned, with excellent natural light and a good provision of storage. Internal glazing throughout allows a free-flow of light and a strong visual connection between each of the living and sleeping areas.

A secondary garden is tucked at the back of the house – a peaceful spot orientated towards the early evening light. A timber-framed glazed garden room is positioned at one end and centrally, a series of tiered, stone water pools house the school of koi carp.

Mickleton is a sought-after village at the most northerly conservation area of the Cotswold District and Vale of Evesham, providing an excellent gateway for walking routes through the limestone escarpments. Well-known, historically, for its market gardening and vegetable growing, the famed gardens at Hidcote and Kiftsgate are within easy walking or cycling distance.

Mickleton has a local shop and two pubs; The Butcher’s Arms and The King’s Arms, and also the Three Ways House Hotel, home to the renowned Pudding Club. Additional daily amenities are available three miles north at Chipping Campden and for a broader selection of shops, restaurants and cafes, Stratford-upon-Avon lies eight miles to the south.

Schooling options are excellent, with a local primary in the village. Chipping Campden Secondary School, rated ‘Outstanding’ by OFSTED is within easy catchment.
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Honeybourne station is less than ten minutes' drive from the house and provides direct routes to London Paddington, with journey times of around one hour and 40 minutes. Oxford is approximately 45 minutes by train and Reading is reachable in a little over one hour.
About

The Modern House is an estate agency that helps people live in more thoughtful and beautiful ways. We believe in design as a powerful force for good. Inspired by the principles of modernism, we represent design-led homes across the UK which celebrate light, space and a truth to materials. Esquire credits The Modern House with “rewriting the rulebook on estate agency” and GQ voted us “one of the best things in the world”.

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MICKLETON

Approximate Floor Area = 186.0 sq m / 2002 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale

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