

THREE WAYS HOUSE HOTEL

CHAPEL LANE, MICKLETON, CHIPPING CAMPDEN GL55 6SB



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(Broadway 6.4 miles, Stratford-upon-Avon 8.9 miles, Moreton-in-Marsh 11.1 miles, Evesham 10.1 miles)
(all distances approximate)

*“Charming 48-bedroom hotel in a
picturesque Cotswold village”*

EXECUTIVE SUMMARY

48 en suite bedrooms

Idyllic north Cotswold village location

Home of the infamous Pudding Club, as seen on TV

AA Rosette restaurant and gastro bar

Two meeting spaces

25 car parking spaces

Landscaped garden

Terrace

Freehold





Broadway Tower

THE COTSWOLDS

The Cotswolds are one of England’s most established and sought-after hospitality destinations. Widely regarded as one of the UK’s most prestigious countryside locations, the region combines enduring international appeal with strong, year-round tourism fundamentals. Renowned for its gently rolling hills, historic market towns and distinctive honey-coloured stone villages, the Cotswolds presents an iconic English setting that continues to attract both domestic and overseas visitors.

Tourism performance across the Cotswolds remains robust. In 2024, the region welcomed approximately 38 million visitors, spending excess of £1 billion, underscoring both the scale and resilience of the local visitor economy.

The hotel is located in Mickleton, a highly attractive village approximately 6 miles from Broadway. Situated just off the A44/A429, Three Ways Hotel benefits from excellent accessibility while retaining the character of a traditional Cotswold village. Being on the northern edge of the Cotswolds, it is well positioned to capitalise on both corporate and leisure demand, supported by its proximity to key transport routes and regional attractions.

The hotel is conveniently positioned within approximately 40 minute’s drive of a number of the Cotswolds’ and surrounding area’s most popular visitor and commercial destinations, including:

- Cheltenham Racecourse
- Kiftsgate Court Gardens
- National Trust Hidcote Manor
- Diddly Squat Farm Shop
- Cotswold Motoring Museum
- Cotswolds Distillery
- Heritage Railway



Bourton-on-the-Water



Diddly Squat Farm Shop

CONNECTIVITY

Three Ways House Hotel benefits from excellent connectivity. The property is accessed by local roads, connecting to the A429 6.5 miles to the east, and the A44 is 5.5 miles to the south.

Honeybourne Railway Station is 3.9 miles west and benefits from a direct line to London Paddington (journey time circa 99 minutes).

Birmingham Airport offers domestic, continental and international flight routes. It is 34.4 miles north of the property.

THREE WAYS HOUSE HOTEL

The core of the hotel dates from 1871 and is constructed out of Cotswold stone with later extensions. The hotel comprises 48 en suite bedrooms, restaurant, bar, and two meeting rooms.

THE PUDDING CLUB

As seen on TV, Three Ways is home to the Pudding Club, founded in 1985 to preserve the Great British Pudding.



ACCOMMODATION

There are 48 individually styled bedrooms; cosy doubles and some superior rooms are located in the main house, whilst six of the seven pudding themed rooms and classic rooms are located in the garden wing. A breakdown of the room categories is provided below.

Room Type	Quantity
Standard double	15
Standard twin / king	11
Feature rooms	7
Superior double	8
Superior twin / king	4
Superior twin	1
Single	2
Total	48



Restaurant



Bar



Terrace Suite

FOOD & BEVERAGE

The Restaurant was awarded an AA Rosette in 2023 for culinary excellence. It has a capacity for 70 diners, or 100 for functions.

The gastro bar and lounge benefits from an open fireplace and seats 25 guests.

MEETINGS & EVENTS

The Three Ways is a popular conference, and events venue located just 90 minutes from London, 45 minutes from Birmingham and 10 minutes from Stratford Upon Avon. The hotel provides two meeting spaces.

The principal function room is the Terrace Suite (capacity of 80 delegates), with dance floor, bar, partition screen and access to the adjoining restaurant, lounge and terrace.

The Hidcote Suite is on the first floor and sits 24 guests in boardroom style or 50 in theatre.



Hidcote Suite

AMENITIES & EXTERNAL AREAS

There is a large gravel car park to the north of the property, providing spaces for 25 cars.

In total, the site extends to 0.87 acres. To the south of the property is a large garden with seating. This is popular in the summer for al fresco dining.

CAR PARKING

There is a large graveled carpark to the rear of the property, providing spaces for 40 cars.

OPERATIONAL UPSIDE & DEVELOPMENT POTENTIAL

Our client has recently invested into some of the room stock. There remains the opportunity to undertake a targeted capital expenditure program to invest into the public areas and remaining bedroom product in order to drive average room rates.

The Cotswold hotel market outperforms competing premium leisure destinations with consistently high RevPAR. The RevPAR premium is driven by an ADR premium of more than £50 YTD versus competing destinations. Cotswold ADR for 2025 was £296, versus £242 for the New Forest and £237 for the Lake District and Cornwall. The recent improvement in occupancy also provides a positive outlook for future performance as the market continues to outperform its competition.n of the hotel and the affluent local demographic.



GENERAL INFORMATION

Services

Mains gas, electricity, water and drainage. Gas fired boilers providing heating and hot water. The two main conference rooms and the restaurant are air conditioned as are the seven newest bedrooms.

Tenure

Freehold, title number GR196129

Energy Ratings

EPC B

Trading

The business currently trades as a full-service hotel.

The business currently trades through its own dedicated website which can be found at:
<https://threewayshousehotel.com/>

The hotel is offered free of management.

TUPE

A purchaser will be required to comply with the relevant legislation in respect of present employees.

VAT

Should the sale of the Property or any right attached to it be deemed a chargeable supply for VAT purposes, such tax will be payable by the purchaser in addition to the sale price.

Fixtures and Fittings

Trade inventory will be included in the sale. Stock at valuation on completion.

Local Authority

Cotswold District Council
Trinity Road, Cirencester,
Gloucestershire, GL7 1PX
T: 01285 623000

Rateable Value

£60,250 for the hotel and premises, effective from 1 April 2026.

Contact

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Viewings

Strictly by appointment with Savills. Prior to making an appointment to view we strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of staff who has seen the property in order that you do not make a wasted journey.

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