

GREENVIEW
COTTAGE



GREENVIEW COTTAGE, LITTLE BARRINGTON,
BURFORD, OX18 4TE

A QUINTESSENTIAL COTSWOLD COTTAGE IN THE HEART OF LITTLE BARRINGTON.

DESCRIPTION

Greenview Cottage is a Grade II Listed classic honey stone Cotswold cottage built in the 17th Century: charming, elegant and beautifully presented, having been maintained to a very high standard. This home has been lovingly and tastefully renovated to accentuate and enhance its original features allowing for an abundance of light throughout whilst offering generous proportions and contemporary living. Exceptional attention to detail is apparent in the stunning finishings such as Lefroy Brooks sanitary ware, underfloor heating and bespoke joinery which provides a wealth of discreet storage.

Fully-equipped and carefully designed with bespoke cupboards and a wonderful Lacanche range oven, the kitchen /breakfast room is a fabulous space to entertain family and friends. Windows to the front and rear of the cottage capture the light throughout the day.

The sitting room is spacious and comfortable with an impressive inglenook fireplace and Clearview wood burner, ideal for the colder months of the year.

The adjacent study doubles as a library and is the perfect cosy corner to catch up on some work or relax and unwind reading a book.

The renovated cellar offers excellent utility space and additional storage.

The first floor comprises a double bedroom and family bathroom. The master suite across the landing, with window seats overlooking the green, comprises a spacious double bedroom, a dressing room with bespoke wardrobe and drawer units crafted in oak, and a beautiful en suite bathroom with a separate shower and twin wash basins. The second floor has two further double bedrooms, both enjoying views over the terrace and the village green.

Outside, the walled terrace is a haven of peace and tranquility. Beautifully manicured herbaceous borders and an abundance of flowering climbers surround the seating area which is the perfect spot for sundowners in the summer months. The garden to the front of the house, with an additional terraced seating area, overlooks the green and village beyond - the Cotswolds at its finest.

- KITCHEN/BREAKFAST ROOM • SITTING ROOM
- STUDY • CLOAKROOM • CELLAR • FOUR BEDROOMS
- TWO BATHROOMS • DRESSING ROOM • TERRACES
- GARDEN • PARKING.





GENERAL INFORMATION

Tenure: Freehold. Grade II Listed.

Services: Mains water and electricity. Oil-fired central heating. Private drainage.

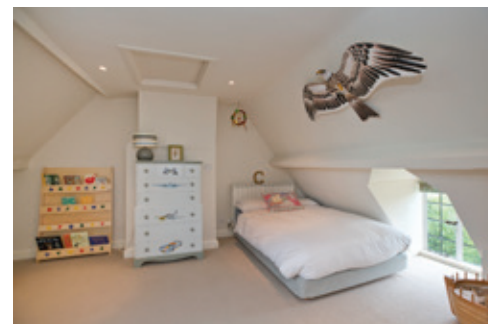
Postcode: OX18 4TE.

Viewing: Strictly by appointment through Sharvell Property Ltd.

Fixtures and Fittings: Some mentioned in these sales particulars are included in the sale. All others are specifically excluded but may be made available by separate negotiation.

Local Authorities

Cotswold District Council, Trinity Road, Cirencester, Gloucestershire. Tel: 01285 643000. Council Tax Band G.



LOCATION

Greenview Cottage is beautifully positioned overlooking the village green of Little Barrington, a quintessential, idyllic village in the North Cotswolds. This stunning and sought-after village is home to honey stone cottages, the Barrington estate and a popular country pub.

Nearby Burford is a charming and picturesque medieval town which offers various weekly markets and is ideal for everyday shopping.

Daylesford Organic Farm Shop, 11 miles away, is set in enchanting grounds and has a delicious restaurant and deli to suit all tastes, together with irresistible homewares, fashion and a spa. A little further afield is Soho Farmhouse, the spectacular members club set in 100 acres of stunning Oxfordshire countryside.

Cheltenham is a short drive south and not only offers an array of excellent shopping and dining, it is also host to fabulous literary, jazz and food festivals and, of course, horse racing. The latter can also be enjoyed in Stratford-upon-Avon and Warwick.

Greenview Cottage is within the catchment area of several outstanding public and state schools, including Burford School, Kingham Hill School and the Cotswold School in Bourton-on-the-Water.

Further outstanding schooling can be found in Cheltenham and Oxford.

The A40 provides excellent access to Oxford and the M40, and Cheltenham gives access to the M5. Regular and fast train services are available to London Paddington from Charlbury and Kingham stations.

The property is well located for outdoor activities, with golf at Burford and Naunton Downs; racing at Cheltenham; as well as a plethora of footpaths and bridleways throughout the exquisite Windrush valley.

BURFORD 3 MILES
 NORTHLEACH 7 MILES
 STOW ON THE WOLD 8 MILES
 KINGHAM 11 MILES (DIRECT TRAIN
 TO LONDON PADDINGTON)
 CHARLBURY 12 MILES (DIRECT TRAIN
 TO LONDON PADDINGTON)
 CHELTENHAM 19 MILES
 OXFORD 22 MILES
 ALL DISTANCES AND TIMES ARE
 APPROXIMATE



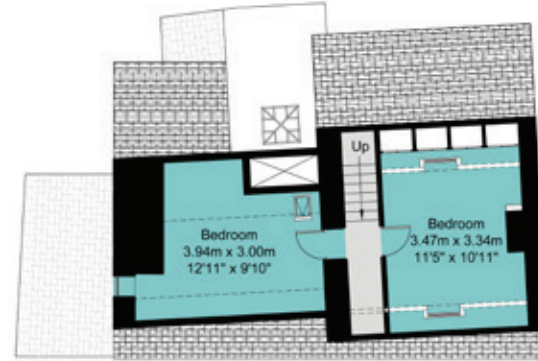
Green View Cottage, 77 Little Barrington, Burford, Gloucestershire

Gross Internal Floor Area Approx :-
House 173 sq metres / 1862 sq feet
Cellar 18 sq metres / 193 sq feet

Total 191 sq metres / 2055 sq feet



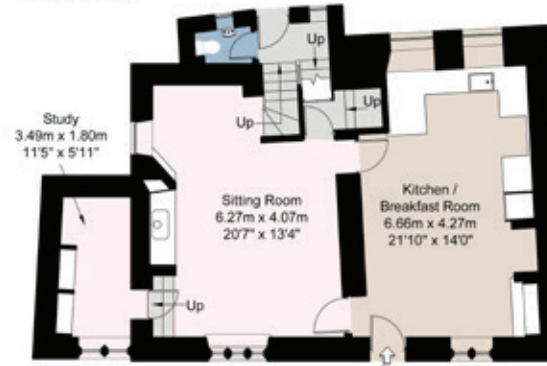
First Floor



Second Floor



Cellar



Ground Floor

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