



Farne Cottage, Bledington





# Cotswold stone link-detached house in sought-after village

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Bledington is a highly sought-after Cotswold village approximately 1 mile away from Kingham mainline station to London. The village includes an extensive village green, the award-winning public house, The Kings Head Inn, a village hall, a church and an award-winning community shop and cafe. The local primary school, a short walk away, rates as Ofsted outstanding. In addition, there are a number of private schools, including those in Kitebrook, Cheltenham and Oxford and the Cotswold Academy. Day-to-day amenities can be found in Stow-on-the-Wold, Burford and Chipping Norton, with a wider selection in Cheltenham and Oxford. The renowned Daylesford Organic Shop is less than 10 minutes drive. Leisure facilities in the area include racing at Cheltenham, Warwick and Stratford-upon-Avon and golf at nearby Lyneham. The surrounding countryside provides wonderful walking and riding along a network of footpaths, bridleways and byways. Bledington really does tick all the boxes, as well as offering a wonderful community to live in.

## Services

Mains water, drainage, electricity and oil-fired central heating

## Terms

Freehold

Local Authority

Cotswold District Council, Tax band G



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EPC

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## The Property

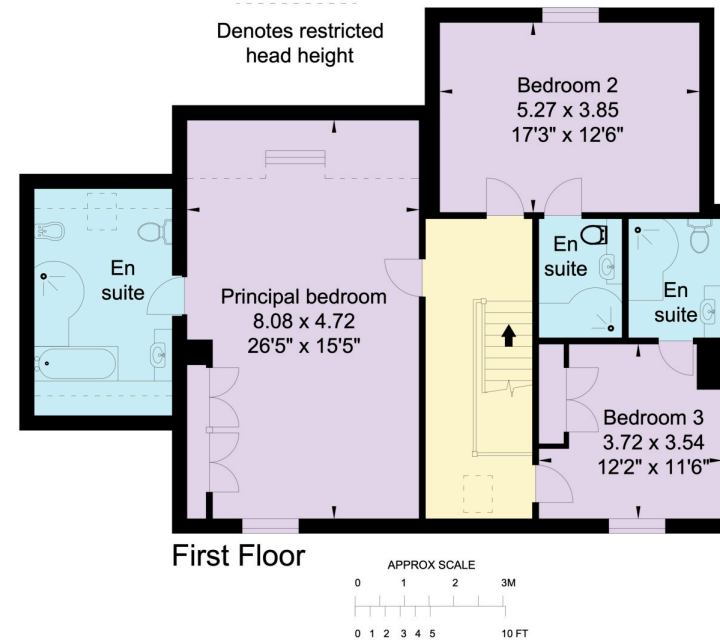
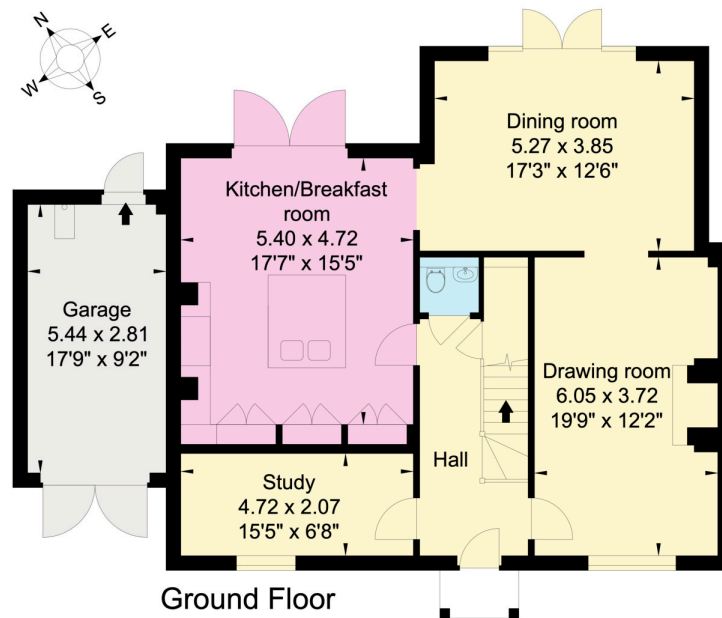
Farne Cottage is a beautifully presented, deceptively spacious property on the edge of this highly sought-after village. Set well back from the lane, the property is approached through a five-bar gate onto a gravelled parking area. The porch leads into the entrance hall with a cloakroom and large understairs cupboard, currently used as a utility area. The delightful drawing room has a central stone fireplace and leads through to the spacious dining room. Double doors open out onto the rear terrace. No doubt, the heart of the home is the wonderful kitchen/breakfast room with a full range of cupboards with granite surfaces and a large kitchen island. Integrated appliances include a dishwasher, in-set electric Aga, fridge and freezer. This superb space can be approached both from the hall and the dining room, so the accommodation flows beautifully, making it an ideal space for entertaining. Double doors lead out to the rear terrace. A study can also be found off the hall. Upstairs, the principal bedroom runs the entire width of the house with a full set of fitted wardrobes and an en suite bathroom with a separate shower. This room is spacious enough to be divided to provide two separate bedrooms if needed. Two further double bedrooms can be found on this floor, both with en suite shower rooms. The property comes with far-reaching views both to the front and rear of the property.



## Outside

Farne Cottage has gravelled parking for a number of cars. The front garden has several flower borders and topiary bushes. Attached to the cottage is a single garage with double wooden doors and an exit to the rear. Subject to any planning permissions, it could be converted to provide further accommodation. The rear private garden is predominately laid to a terrace with box hedging and backs onto open farmland.

**Guide price £995,000**



**APPROXIMATE GROSS INTERNAL FLOOR AREA:**

House: 207 sq m (2,232 sq ft)  
 Garage: 15 sq m (164 sq ft)  
 Total: 222 sq m (2,396 sq ft)  
 inc. restricted head height

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of text of the Particulars.

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