

# The Black Dog Cottage

Little Barrington, Gloucestershire











# An exceptional Grade II listed Cotswold home with stunning gardens.

Burford 4 miles, Stow-on-the-Wold 9 miles, Charlbury 13 miles (trains to London Paddington from 70 minutes), Daylesford Organic 13 miles, Chipping Norton 15 miles, Cirencester 18 miles, Soho Farmhouse 19 miles, Oxford 23 miles, London 80 miles.

(Distances and times approximate).



4



3



4

## Summary of accommodation

**Ground Floor:** Entrance hall | Sitting room | Dining room | Cellar | Library | Kitchen/breakfast room | Rear hallway | Utility room | Cloakroom

**First Floor:** Principal bedroom with ensuite | Double bedroom | Bath and shower room

**Second Floor:** Guest reception room | Two double bedrooms | Shower room

## Garden and Grounds

Front garden | Driveway | Private courtyard

Further generous rear private garden with herbaceous borders and orchard

## Little Barrington

The Black Dog Cottage is located in the picturesque village of Little Barrington, nestled on the southern side of the Windrush Valley, on the border of Gloucestershire and Oxfordshire. This charming village, composed almost entirely of historic stone houses and cottages, is surrounded by some of the region's most stunning gently rolling and partially wooded countryside. The property sits within a designated Conservation Area and an Area of Outstanding Natural Beauty, offering a truly idyllic setting.

A popular local pub is situated on the edge of the village, while everyday amenities can be found in nearby Burford, just three miles away. Further facilities are available in Stow-on-the-Wold and Cirencester, with the larger hubs of Cheltenham and Oxford providing a wide array of shopping, dining, and recreational options. Additionally, Daylesford Organic and Spa and Soho Farmhouse are nearby, adding to the appeal of the location.

The area benefits from excellent transport links, with the A40 and M40 providing convenient road access to London. For rail travel, nearby Kingham and Charlbury stations offer regular and efficient train services.

The North Cotswolds offers a rich array of sports and recreational events year-round. Horse racing enthusiasts flock to Cheltenham Racecourse for the renowned Cheltenham Gold Cup and other major meets. Golfers enjoy courses at Burford, Lyneham and Naunton, while rugby fans can catch matches in Gloucester. Outdoor activities abound with extensive footpaths and bridleways for walking, cycling, and horse riding amidst idyllic countryside. Cultural highlights include the Cheltenham Literature Festival and seasonal events like The Big Festival and Wilderness Festival. The area also hosts a variety of concerts, art exhibitions, and theatre productions, ensuring something for everyone to enjoy.







## The Black Dog Cottage

An exquisite Grade II Listed four-bedroom village house, The Black Dog Cottage, enjoys a prominent position overlooking the village green and features a driveway, garage, private courtyard, and idyllic gardens to the rear.

Situated in the highly sought-after village of Little Barrington, the property is beautifully framed by Cotswold stone walling and mature espalier pear trees, with a delightful lawn and well-stocked garden enhancing its charm. Dating back to the 1700s, this historic home has served various roles over the centuries, including as the village tavern and later as the Old Vicarage, before becoming a private residence. Over the past 11 years, the current owners have meticulously restored and enhanced the property with exceptional attention to detail, seamlessly blending original character and charm with stylish finishes and design-led décor. The result is a home of unparalleled quality, thoughtfully arranged across three floors.



## LIVING SPACE









## BEDROOMS AND BATHROOMS







## Outside

The private courtyard offers a sunny and sheltered space, ideal for outdoor entertaining. A sunken path leads through the beautifully landscaped garden to a secluded seating area overlooking the tranquil, shimmering rill. Beyond lies an enchanting, carefully curated garden that captures the light and beauty of each season. A detached stone outbuilding, once a piggery, provides useful garden storage.

To the side of the house, a gravel driveway offers secure parking alongside a garage, which has planning permission for replacement and extension, creating additional storage and outbuildings that could further complement the main residence.

This exceptional property exudes timeless elegance and offers a rare opportunity to own a piece of history in one of the Cotswolds' most desirable villages.





## FLOORPLANS

Approximate Gross Internal Floor Area

House: 241.2 sq m / 2,596 sq ft

Cellar: 15.5 sq m / 167 sq ft

Outbuilding: 22.4 sq m / 241 sq ft

Total: 279.1 sq m / 3,004 sq ft



[Dashed line] = Reduced head height below 1.5m



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 the text of the Particulars.



## Property Information

**Services:**

Mains water and electricity. Private drainage.  
Oil fired central heating. Broadband - Gigaclear.

**Tenure:**

Freehold.

**Local Authority:**

Cotswold District Council  
01285 623000

**Council Tax:**

Band G

**Planning Permission:**

Please note that the property has the benefit of the following planning permission if required –  
Ref 22/00350/FUL - Proposed replacement garage and amendments to garden terrace, and demolition of existing garage.

**Postcode:**

OX18 4TE

**what3words:**

///sues.pools.joints

**Viewings:**

All viewings strictly by appointment only through the vendors' sole selling agents, Knight Frank LLP.







**Stow-on-the-Wold**  
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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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