

Pippin

Bledington, Gloucestershire



A stunning Cotswold stone home in an elevated position with countryside views.

Stow-on-the-Wold 4 miles, Kingham (mainline station to London Paddington 76 mins) 1 mile, Chipping Norton 7 miles, Burford 8 miles, Oxford 26 miles (distances and times approximate)



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Summary of accommodation

Main House

Ground Floor: Entrance hall | Sitting room | Kitchen Dining Living room | Study / Playroom | Utility room | Cloakroom.

First Floor: Principal bedroom with En suite | Guest bedroom with En suite

Two further double bedrooms | Family Bathroom

Garden and Grounds

Mature landscaped gardens | Parking | Garden outbuilding



Situation

(Distances and times are approximate)

Bledington is a highly desirable North Cotswold village, just one mile from Kingham station, offering direct trains to London. At the heart of the village is a large green, home to the award-winning Kings Head Inn, a village hall, a historic church, and a renowned community-run shop and café.



Day-to-day amenities are available in Stow-on-the-Wold, Burford, and Chipping Norton, with a wider selection in Cheltenham and Oxford. The celebrated Daylesford Organic Farm and Bamford Club are less than a 10-minute drive away.



The local primary school is rated Outstanding by Ofsted, with secondary education at The Cotswold Academy in Bourton-on-the-Water. Private schooling is also well catered for, with nearby options including Kitebrook, Cheltenham, and Oxford schools.



The North Cotswolds offers a wealth of sporting and recreational activities. Cheltenham Racecourse hosts the prestigious Cheltenham Gold Cup and other major events, while golfers can enjoy courses at The Wychwood, Burford and Chipping Norton. Rugby enthusiasts can catch matches in Gloucester, and the surrounding countryside provides an extensive network of footpaths and bridleways for walking, cycling, and horse riding.



Pippin

An exquisitely crafted Cotswold stone home, completed in 2025, offering a seamless blend of traditional charm and modern living. Situated in a most enviable position, the property enjoys a generous plot with both stunning views over open countryside to the rear, and views down to the village green at the front, providing a peaceful and picturesque setting.

Great care and attention has been taken to use quality local materials where possible. Tinkers Barn in Guiting Power provided building stone which was hand crafted onsite, all cut stone has been quarried near Bath and cut and shaped locally and the bespoke kitchen has been produced by Barn and Brook based in Moreton in Marsh.

Designed with both style and functionality in mind, the accommodation is arranged to maximize space and natural light. A welcoming entrance hall sets the tone for the home, leading to a cloakroom and a well-equipped utility room with fitted storage and external access. A versatile study or playroom, positioned at the front of the house, provides a quiet retreat or a practical workspace.

The main living areas are beautifully proportioned, starting with a spacious drawing room featuring a characterful fireplace and double doors that open into the heart of the home—an impressive open-plan kitchen, breakfast, and living space. This stunning room is designed for both everyday living and entertaining, offering views of the garden and countryside beyond. The bespoke kitchen is elegantly finished with a central island, high-end fitted appliances, and ample space for a large dining table and relaxed seating area, making it the perfect hub for family life.



Upstairs

A light-filled landing leads to four generously sized double bedrooms. The principal suite enjoys wonderful garden views and a well-appointed en suite shower room. A second en suite shower room serves the guest bedroom, while the remaining two bedrooms share a stylish family bathroom, complete with a bath and a separate freestanding shower. Thoughtfully designed and beautifully finished, the first-floor accommodation provides comfort, privacy, and an abundance of space for modern family living.

Outside

Pippin is approached via a gravel driveway with ample parking for multiple vehicles. A gravel pathway leads along the side of the house to an inviting outdoor dining area, positioned just off the kitchen, ideal for alfresco entertaining. The beautifully landscaped garden features planted beds, a large lawn, and a peaceful seating area at the far end—perfect for enjoying the uninterrupted views over the adjoining fields. Additionally, a useful garden outbuilding provides flexible storage or potential for further use.



Property Information

Services: The property benefits from mains water, electricity and drainage with air source heating and Gigaclear broadband.

Local Authority:
Cotswold District Council 01285 623000

Council Tax: Band G

Direction (OX7 6XH):
What3words /// quilt.prompt.animal

Viewings: All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.



Approximate Gross Internal Floor Area
233.9 sq.m / 2,518 sq.ft (excluding shed)

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.



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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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Particulars dated April 2025. Photographs and videos dated April 2025.

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