

# Bridge Barn

Burmington, Warwickshire





# A beautiful barn conversion with generous grounds on the edge of the village.

Shipston-on-Stour 2 miles, Moreton-in-Marsh 5.6miles (trains to London Paddington from 90minutes)  
Stratford-on-Avon 12 miles, Banbury and the M40 (J11) 15 miles  
(Distances and times are approximate).



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## Summary of accommodation

### Main House

**Ground Floor:** Hallway | Sitting room | Playroom | Office | Kitchen | Living room | Utility room | Cloakroom

**First & Second Floor:** Principal bedroom with en suite and walk in wardrobe | Double bedroom with en suite  
Family bathroom with Two double bedrooms on the second floor | Two further bedrooms, each with en suite are accessed via a second staircase which is perfect guest accommodation.

### Outbuildings

Double Garage | Party room | Timber shed for storage



## Situation

(Distances and times are approximate)



Burmington is a charming and active village on the edge of the Cotswolds, located just east of the A3400, approximately 1.5 miles south of Shipston-on-Stour and 9 miles north of Chipping Norton. The village enjoys a strong community spirit, with regular breakfast, lunch, and supper clubs, as well as a village hall and church at its heart. The property is conveniently situated within walking distance of Todenham Manor Farm Shop and The Pit Kitchen. Burmington is also conveniently located just a 10 to 15-minute drive from renowned destinations like Daylesford and Soho Farmhouse, with the Cotswold Distillery just 2 miles away.



A number of excellent schools are nearby, including Kitebrook, Sibford Ferris, and The Croft, along with a wider range of options in Stratford-upon-Avon and Oxford.



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 Brailes, Broadway, and Chipping Norton. The surrounding countryside provides an extensive network of footpaths and bridleways for walking, cycling, and horse riding. Cultural highlights include the Cheltenham Literature Festival, The Big Festival, and Wilderness Festival, alongside a rich programme of concerts, art exhibitions, and theatre productions throughout the year.



The area is well-connected, with Oxford and Stratford-upon-Avon both within easy reach. Mainline train services to London are available from Banbury (to Marylebone) and Moreton-in-Marsh (to Paddington).





## Bridge Barn

Bridge Barn has been thoughtfully and extensively renovated by the current owners to create a wonderfully light and spacious home, while preserving a wealth of original character features. Set on the edge of the village, the property enjoys beautiful countryside views.

The ground floor offers flexible and expansive living space, including a stunning open-plan kitchen and living area with a bespoke kitchen, oak flooring, and double doors opening to both the front and rear gardens. Adjacent to the kitchen is a practical utility room and a cloakroom. A well-proportioned sitting room with a vaulted ceiling, exposed beams, and a wood-burning stove sits alongside the main living space.

A striking oak and glass link connects to a playroom and office, with stairs leading to two en suite bedrooms—ideal as guest accommodation or for conversion into ancillary guest accommodation if desired..

Upstairs in the main barn, the luxurious principal suite includes a spacious en suite bathroom and a walk-in wardrobe. A second double bedroom with en suite is also on this level, while a family bathroom serves two additional bedrooms located on the second floor.

Externally, the property is approached via a gravel drive and electric gates, offering ample parking and a double garage with an adjoining log store. The front garden is attractively landscaped with a large terrace and enclosed by estate fencing. The generous rear garden is mainly laid to lawn and features a dedicated outdoor dining and BBQ area, along with a selection of timber outbuildings for entertaining and storage.





## Property Information

**Services:** Mains water and electric, private drainage. LPG fired central heating. Broadband – Gigaclear with up to 1GB.

**Fixtures and Fittings:** Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings, garden ornaments etc. are specifically excluded but may be made available by separate negotiation.

**Local Authority:** Stratford District Council  
01789 267575

**Council Tax:** Band G

**Post Code:** CV36 5BH

**What3Words:** /// increased.first.dubbing

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



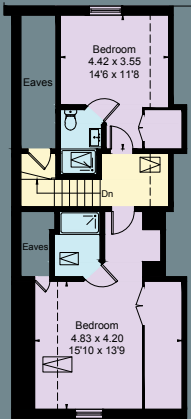
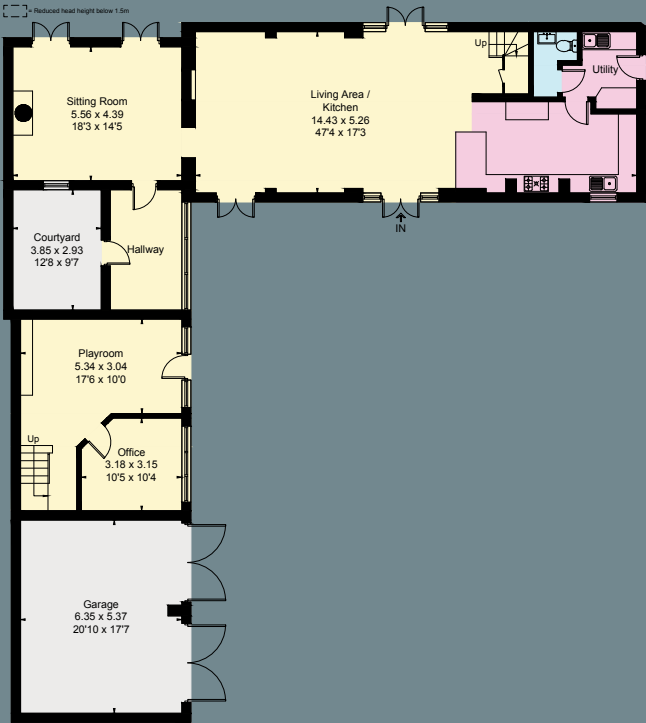
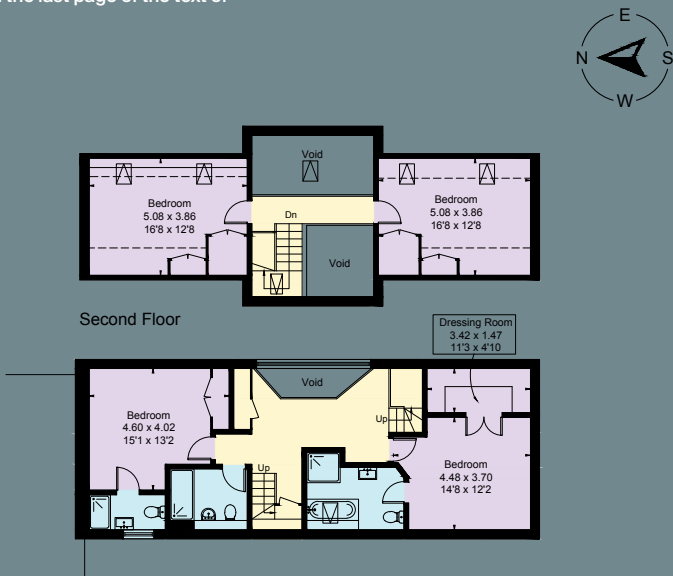
Approximate Gross Internal Floor Area

House - 323.7 sq.m / 3484 sq.ft

Garage - 34.2 sq.m / 368 sq.ft

Total - 357.9 sq.m / 3852 sq.ft

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 May 2025. Photographs and videos dated April 2025.

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