

1 Church Villas

Bledington, Gloucestershire



Charming three bedroom Victorian cottage in sought-after village location.

Stow-on-the-Wold 4 miles, Kingham (mainline station to London Paddington 80 mins) 1 mile,
Chipping Norton 6 miles, Burford 8 miles, Oxford 26 miles.
(Distances and times approximate).



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Summary of accommodation

Main House

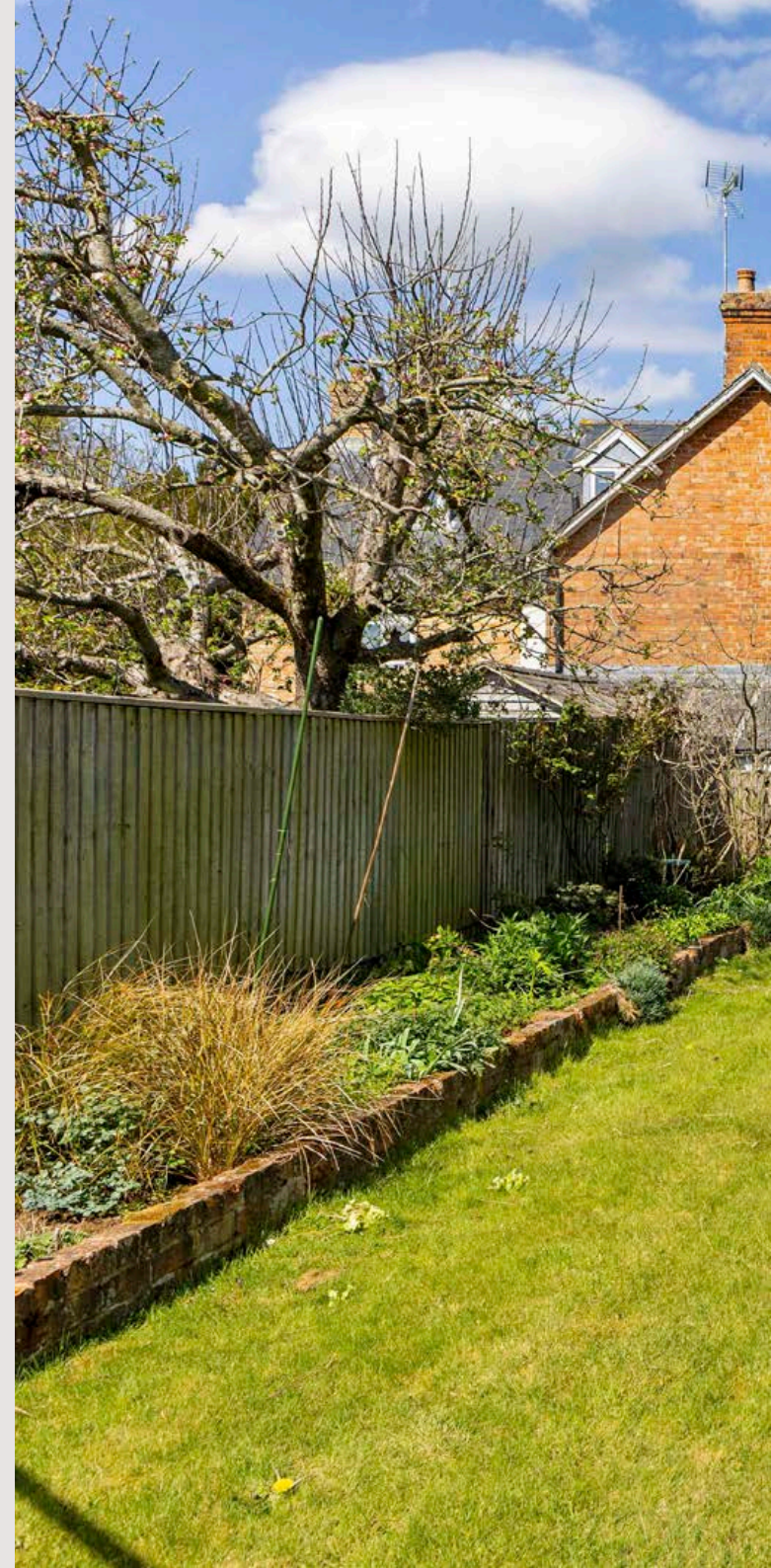
Ground Floor: Kitchen/Dining room | Family room | Sitting room | WC

First Floor: Two bedrooms | Bathroom

Second floor: Bedroom | Bathroom

Garden and Grounds

Parking | Terrace | Garden | Garden studio





Situation

Bledington is a highly sought-after North 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 and Bamford Club 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. The region is also rich in concerts, exhibitions, arts and literature festivals, and theatrical productions.





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Nestled in a peaceful and private position in this highly desirable village, this deceptively spacious Victorian cottage sits up the hill away from the village green with lovely views across to the village church and Cotswold hills beyond.

With three spacious bedrooms, two bathrooms, and two elegant reception rooms, this property offers flexible living in an idyllic rural setting. No doubt the heart of the home is the kitchen/family/dining room with range of integrated appliances and doors out to the rear terrace.

The main reception room has a cosy log burning stove which in turn leads through to the second reception hall with original fireplace.

The bedroom accommodation is arranged on two floors with the principal bedroom having an en suite bathroom.

Outside

The property benefits from parking to the side of the property. The south facing rear terrace provides a wonderful space for al fresco entertaining as well as a lawned area with raised borders, well stocked with mature shrubs and trees. A wooden garden studio sits to one end of the garden which could, with some work, provide an ideal home office.

Ideal for families, couples, or those seeking a peaceful retreat, this rare opportunity combines village charm with lovely views and practical living space.

Property Information

Tenure: Freehold

Services: Mains water, drainage, electricity, oil fired central heating.

Local Authority: Cotswold District Council
01285 623000

Council Tax: Band E

EPC: F

Postcode: OX7 6XD

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





Approximate Gross Internal Floor Area
155.6 sq m / 1,675 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 May 2025. Photographs and videos dated April 2025.

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