



GARDEN COTTAGE

The Green, Bledington, Chipping Norton



A CHARMING COTSWOLD COTTAGE IN A TRANQUIL, CENTRAL VILLAGE LOCATION

Garden Cottage is a delightful, traditional thatched property featuring characterful elements such as exposed beams, stone flooring, and a beautiful inglenook fireplace.

			EPC
3	2	3	E

Local Authority: Cotswold District Council 01285 623000
Council Tax band: E
Tenure: Freehold
Postcode: OX7 6XQ



DISTANCES

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 time approximate).

THE PROPERTY

Nestled in a private and mature garden, the cottage enjoys a peaceful setting just off the village green in the heart of the highly desirable village of Bledington.

Approached via a quiet lane, the front door opens into a welcoming hallway with a cloakroom/utility room. The sitting room is full of charm, centred around a large inglenook fireplace with a wood-burning stove and French doors that open directly onto the garden. Also accessed from the hall is a well-appointed kitchen/breakfast room with stone tile flooring, which leads into a bright conservatory offering lovely views over the garden.

Upstairs, stairs rise from the kitchen to a landing leading to three bedrooms and two bathrooms, including a principal bedroom with en-suite facilities.

OUTSIDE

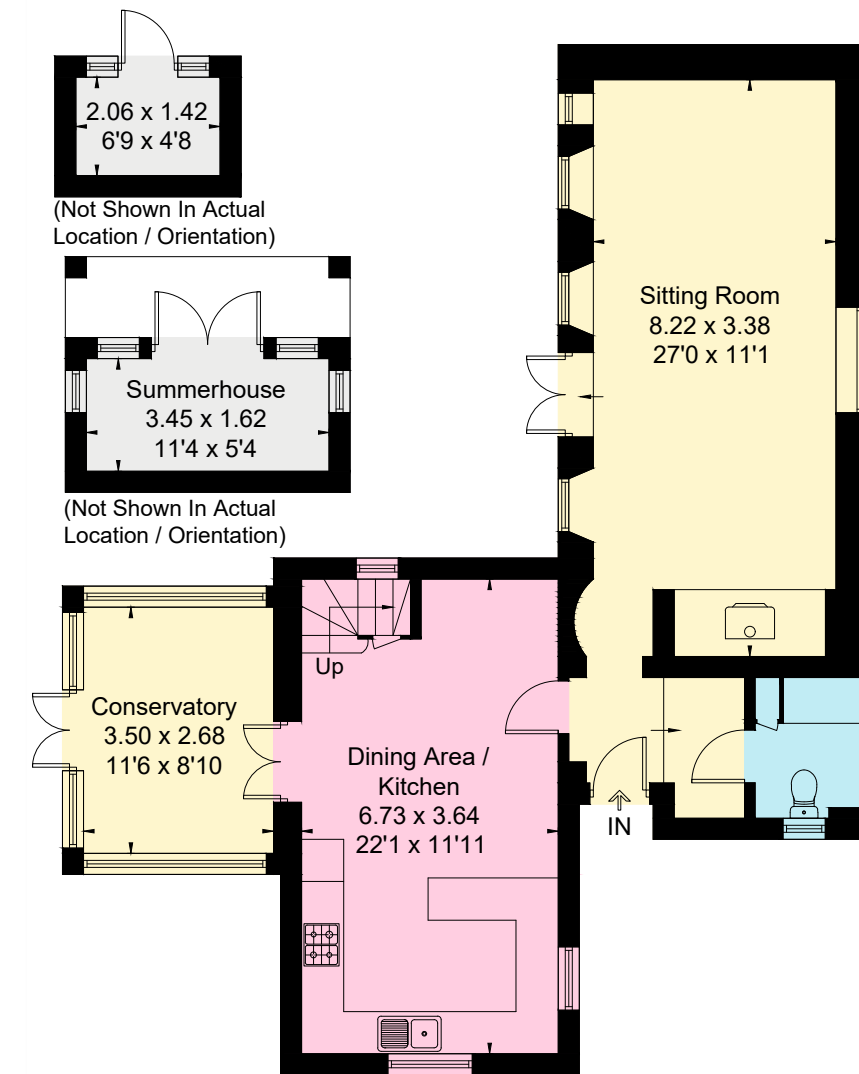
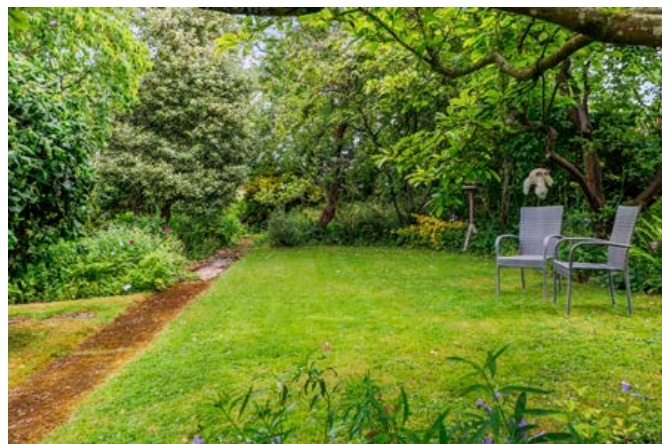
Garden Cottage is set at the end of a private drive, leading to a beautifully secluded garden adorned with mature trees, shrubs, and a small pond. A summer house adds to the tranquil garden setting.

To the side of the property is a former garage with granted planning permission for conversion into additional accommodation. This structure has been partially converted and currently offers storage space and stairs to an upper level, with scope for further development. Off-road parking is available adjacent to the house.

LOCATION

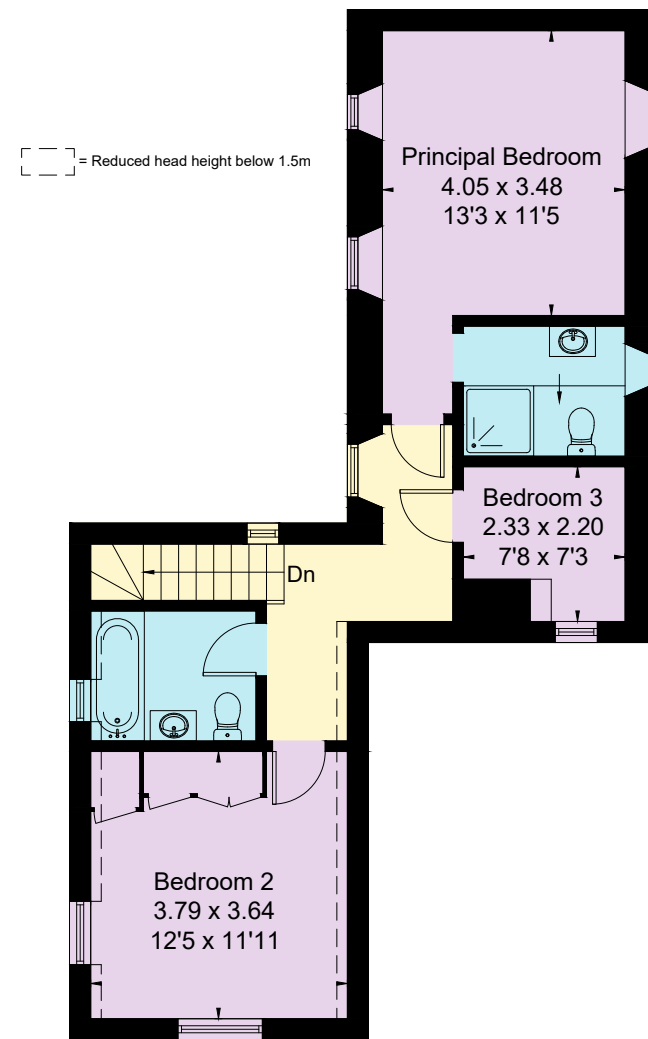
Bledington is a highly sought-after North Cotswold village approximately 1 mile away from Kingham mainline station to London. The village includes an extensive village green, the award-winning public house, The Kings Head Inn, a village hall, a church and an award-winning community shop and cafe. The 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.





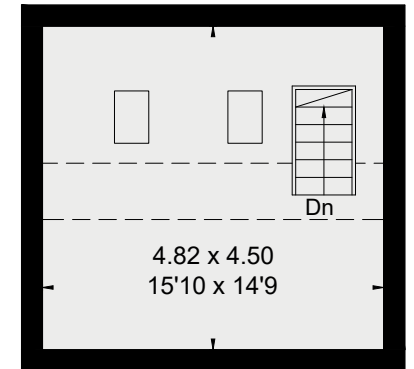
Ground Floor

Approximate Floor Internal Area = 126 sq m / 1353 sq ft
Garage = 27 sq m / 285 sq ft
Outbuilding = 9 sq m / 91 sq ft
Total Area = 161 sq m / 1729 sq ft

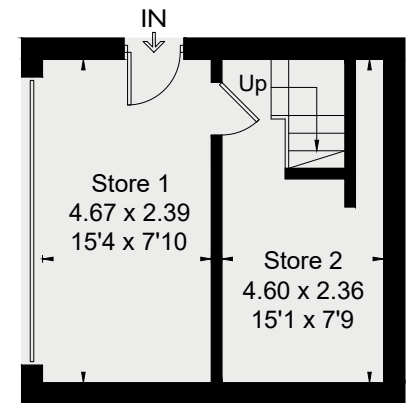


First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Garage - First Floor



Garage - Ground Floor

(Not Shown In Actual Location / Orientation)

We would be delighted
to tell you more.

Helen Waddilove
01451 600617
helen.waddilove@knightfrank.com

Stow-on-the-Wold
Brett House, Park Street
Stow-on-the-Wold GL54 1AG

knightfrank.co.uk

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