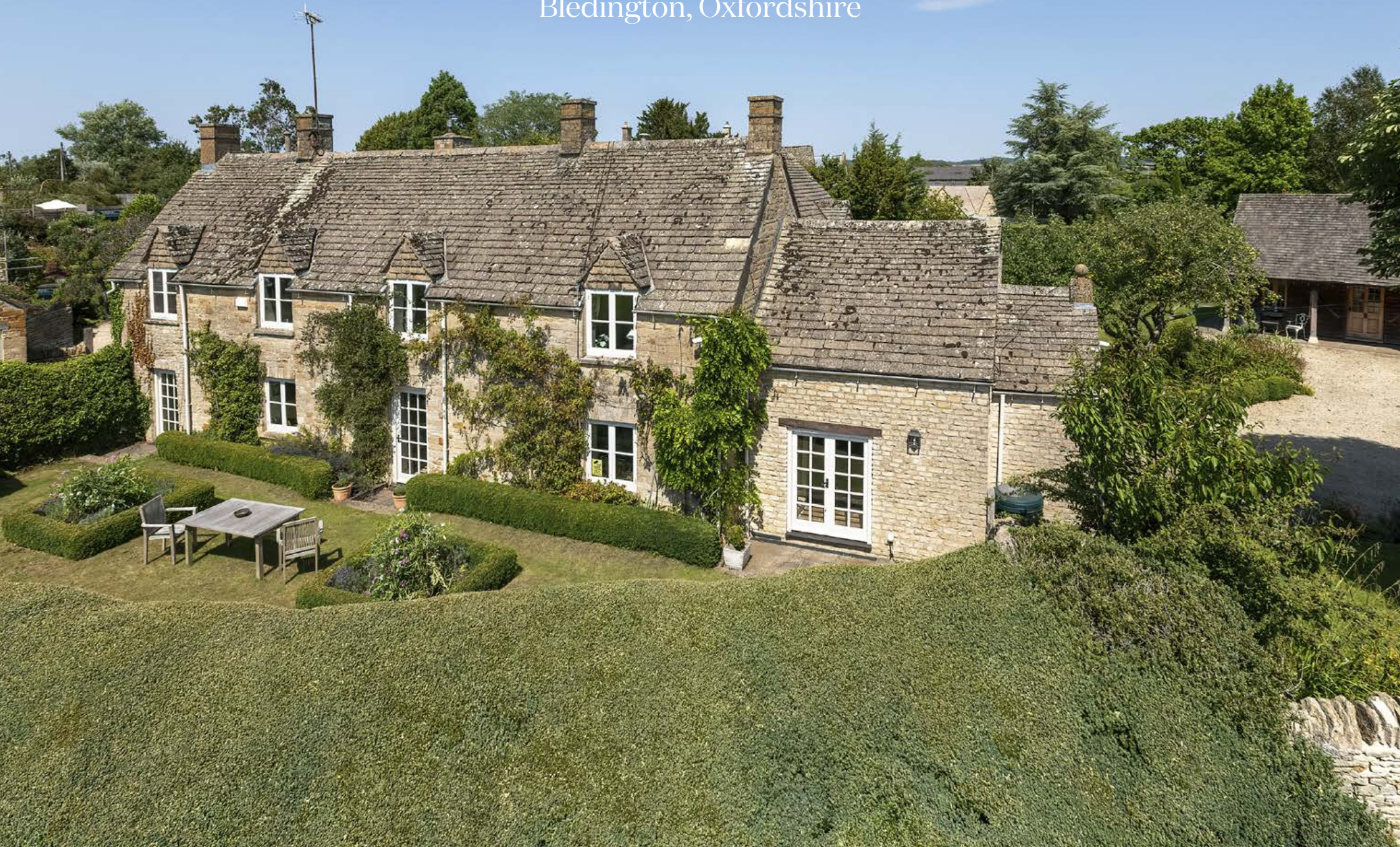


# Chestnuts

Bledington, Oxfordshire







# Chestnuts

## Bledington, Oxfordshire

Stow-on-the-Wold 4 miles, Kingham (mainline station to London Paddington 80 mins) 1 mile,  
Chipping Norton 7 miles, Burford 8 miles, Oxford 26 miles  
(distances and time approximate)

A wonderful detached period home on the edge  
of the village green.

### Accommodation & Amenities

Entrance hall | Drawing room | Dining room | Kitchen / Living room | Sitting room | Boot room | Utility room

5 bedrooms | 3 bathrooms

Self contained annexe with sitting room, kitchen, shower room and mezzanine bedroom

Parking | Gardens

**In all about 3,435 sq ft**



#### Savills Stow-on-the-Wold

Cotswold House, Church Street, Stow-on-the-Wold  
Gloucestershire GL54 1BB

Tel: +44 1451 832 835  
david.henderson@savills.com

[savills.co.uk](http://savills.co.uk)



#### Knight Frank Stow-on-the-Wold

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

Tel: +44 1451 600613  
leigh.glazebrook@knightfrank.com

[knightfrank.co.uk](http://knightfrank.co.uk)



## Oxfordshire/Gloucestershire border

Bledington is a small village situated on the edge of this popular Cotswold location, approximately 1 mile away from Kingham mainline station. The village includes an extensive Village Green, the Award Winning Public House, The King's Head Inn, a village hall, church and thriving community village shop with cafe.

In addition to the local schools in Kingham and Bledington, there are a number of private schools including those in Kitebrook, Cheltenham and Oxford and the well known Cotswold School.

Day to day amenities can be found at Stow-on-the-Wold, Burford and Chipping Norton with a wider selection at Cheltenham and Oxford. The renowned Daylesford Organic Farm Shop is just three miles away with Soho Farmhouse just thirteen miles away.

Communications are excellent with rail links from Kingham to Oxford and London Paddington and the national motorway network via the A40 leading to the M40 Junction 8 and the M5 Junction 11A.

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.





## Chestnuts

Chestnuts is a delightful detached village home with picturesque views across the village green in the heart of the village. The property offers a number of beautiful period features and benefits from generous mature gardens, a self contained annexe and parking for several vehicles.

The front door leads into a light entrance hall with flagstone floors and exposed beams and on to a formal dining room with open fireplace. The drawing room beyond is a wonderful space with open fire, flagstone floors and views into the front gardens. The most impressive part of the living space has to be the kitchen living room with a range of fitted units with

Aga at one end with space for dining and enough room for a cosy sitting area. The room benefits from plenty of light with doors leading out onto the mature gardens. The remainder of the ground floor accommodation offers a sitting room / study, cloakroom and a utility room which leads through to a boot room with external door and facilities for washing off muddy dogs or children.

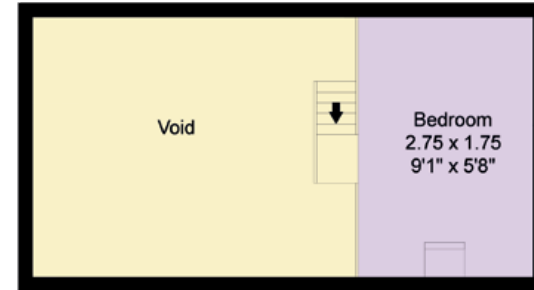
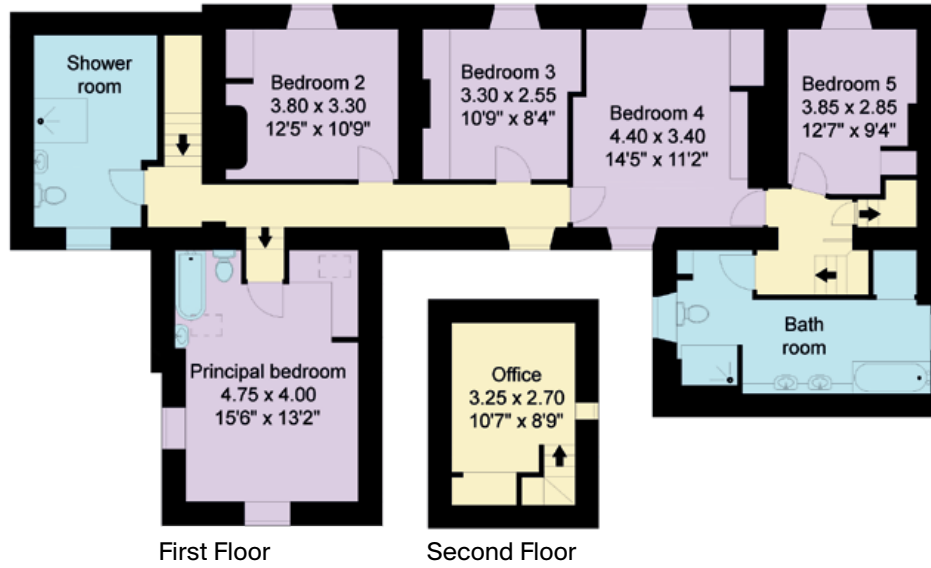
On the first floor a principal bedroom is on hand with open plan ensuite along with a further four double bedrooms and two generous family bathrooms. A sixth bedroom / study can be found on the second floor.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Terrace
- Recreation

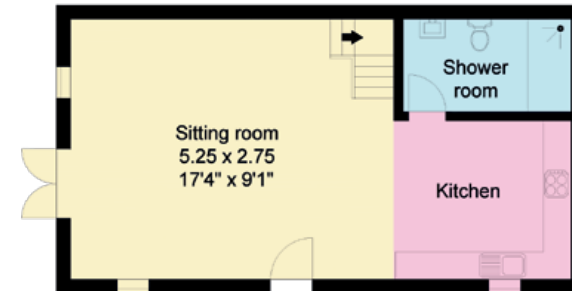
**Approximate Gross Internal Floor Area**  
**House: 300 sq m / 3,230 sq ft**  
**Annexe: 19 sq m / 205 sq ft**  
**Total: 319 sq m 3,435 sq ft**



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.

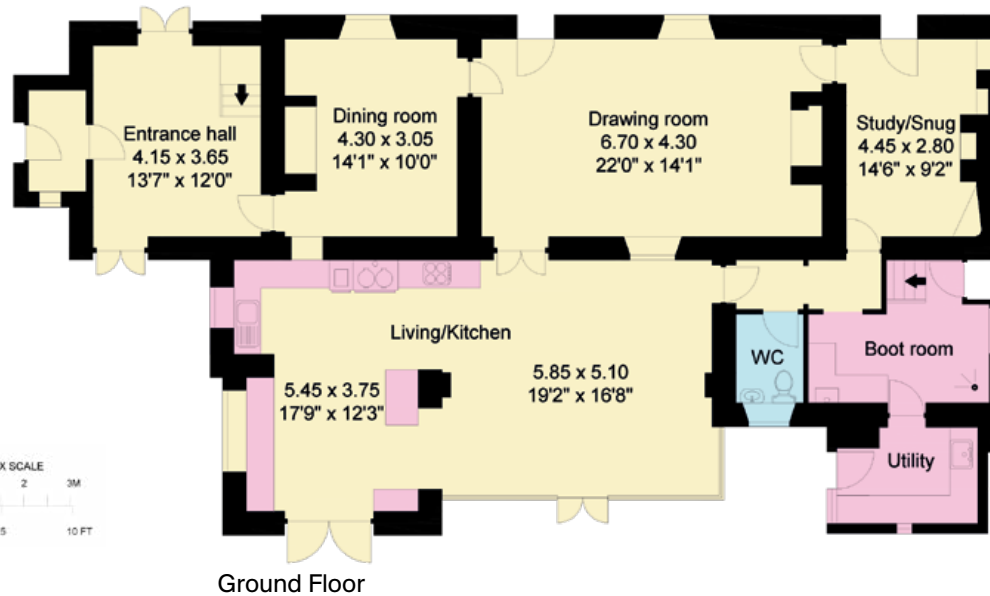


Annexe  
First Floor



Annexe  
Ground Floor

Not shown in actual location / orientation





## Outside

The well manicured gardens provide great space to enjoy the good weather with a range of mature beds and trees, a large lawn and generous terrace. A fantastic detached annexe provides extra living space with an open plan living space and kitchen, shower room and mezzanine bedroom. A large driveway provides ample parking for several vehicles.

## Services

Mains water, electricity and drainage are connected to the property. Oil fired central heating.

## Terms

Tenure: Freehold with vacant possession on completion.

## Local Authority

Cotswold District Council.  
Telephone 01285 623000.

## Directions (OX7 6XQ)

From Stow-on-the-Wold, take the A436 signposted to Chipping Norton. After about half a mile turn right, signposted to Kingham, on the B4450. Follow this lane into the village Bledington, and at the Village Green just after crossing the stream the property is on the left hand side.

## Viewing

Strictly by appointment through Knight Frank and Savills.



Annexe



**Connecting people & property, perfectly.**

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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