

Greendrive Farmhouse  
Little Barrington, Oxfordshire



# TO LET

A substantial Grade II Listed country house situated in an idyllic and highly regarded Cotswold Village

## Accommodation

4 Reception Rooms • Kitchen/Breakfast Room • Utility Room • Boiler Room • Cloakroom • Cellar  
6 Bedrooms • 3 Bathrooms  
Private Driveway Parking • Double Car Port • Studio • Workshop • Garden Store  
Extensive Manicured Gardens and Views • Grass Tennis Court

## Description

Greendrive Farmhouse is a stunning property, located in an idyllic Cotswold village, with extensive gardens surrounding the house and open view over parkland to the rear.

This 6 bedroom property is finished to a high standard throughout, with well-proportioned living accommodation laid out over 3 floors and a wine/storage cellar. Whilst retaining many of the buildings period features, the property has also been presented to incorporate an abundance of modern finishings and fixtures.

In addition to the main house accommodation, there is a separate office building, double car port and workshop. The gardens have been designed to incorporate a number of different areas including, box hedged garden, rose garden, formal lawns, paved terrace, gravel yard, wild flower garden and a further wild area, which could be turned into a vegetable garden by a 'green fingered' tenant. In addition there is a lawn tennis court with stone store for outside games storage.



## Situation & Amenities

Burford 3.5 miles • Northleach 8 miles • Cheltenham 21 miles • Oxford 24 miles (all distances approximate)



### Schools

Montessori Pre-School – Great Barrington  
Burford Primary & Burford School 3.5 miles  
Cotswold School 6.5 miles



### Shops, Restaurants & Recreational

Burford 3.5 miles • Witney 12 miles  
Cheltenham 21 miles • Oxford 24 miles



### Pubs

The Fox Inn Public House 4 mins walking  
Burford 3.5 miles



### Sport & Leisure Facilities

Golf at Burford, Naunton Downs and Cheltenham. Racing at Cheltenham, Stratford-upon-Avon and Warwick.  
The surrounding countryside is superb for walkers, with a wide network of footpaths and bridleways.



### Train Stations (London to Paddington)

Charlbury Station 11 miles  
Kingham Station 9.5 miles









## Fixtures and Fittings

Available to let unfurnished. Electric Aga, Integral oven and dishwasher. Space for American style fridge freezer. Utility Room: Space for washing machine and tumble dryer.

*(Please note any items shown in marketing material or during a viewing are subject to change prior to a tenancy commencing).*

## Services

 Mains Water 
  Mains Electricity 
  Septic Tank Drainage 
  Oil Central Heating

Telephone and Broadband availability subject to individual packages and BT transfer regulations. Mobile phone reception is limited however both phone and broadband accessibility can be checked online via; [checker.ofcom.org.uk](http://checker.ofcom.org.uk).

## Outgoings

The tenant(s) will be responsible for all outgoing and running costs during the tenancy, to include Council Tax and 5 weeks rent as security deposit.

Cotswold District Council – Tel: 01285 623000. Council Tax Band G

Viewings Strictly by appointment – Tel: 01993 822325

Postcode OX18 4TE

## Directions

Travelling from Butler Sherborn's Burford office, proceed to the top of Burford Hill and at the roundabout, take the 3<sup>rd</sup> exit, signposted Cheltenham (A40). After approximately 3 miles turn right signposted The Barringtons. Continuing on this road, towards the village, take the first lane on the left immediately before the village green. Proceed to the end of the lane and the property will then be accessed via a private drive to the right of the farm buildings.

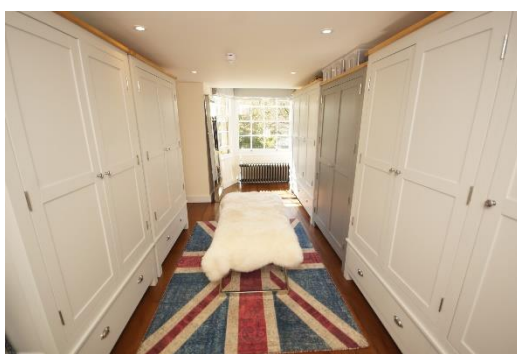
What3Words

[///growth.stockpile.pepper](https://www.what3words.com/#!/growth.stockpile.pepper)









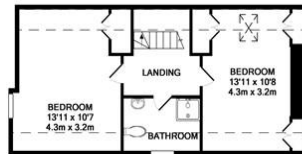




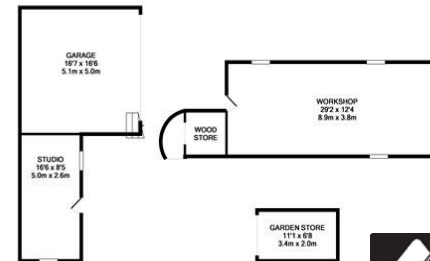
# Greendrive Farmhouse



Energy Efficiency Rating	
More energy efficient - lower running costs	
(92+) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
Current	Potential
	77
	50
England & Wales	EU Directive 2002/91/EC



Second Floor



This energy rating has been made to ensure the accuracy of the floor plan contained here. Measurements of rooms, windows, doors and other items are approximate and are not intended to be used for any purpose other than to provide a general guide only. The accuracy of the measurements is not guaranteed. Measurements are taken to the best of our knowledge and are not intended to be used for any purpose other than to provide a general guide only.



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## Disclaimer

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