



Office House, Great Barrington
Oxfordshire

TO LET

A detached Cotswold house with stunning countryside views

Accommodation

4 Reception Rooms • Kitchen • Utility • Cloakroom

5 Bedrooms • Dressing Room • 4 Bathrooms

South Facing Gardens with views • Garden Store • Private Driveway Parking • Double Garage

Description

Overlooking the picturesque valley of the River Windrush, Office House is a charming Cotswold detached stone house on the edge of this sought after village.

Set over two floors, this family house has versatile accommodation with south facing gardens, far reaching views and double garage.

Situation & Amenities

Burford 3.5 miles • Northleach 8 miles • Cheltenham 21 miles • Oxford 24 miles

(all distances approximate)

Great Barrington lies near the River Windrush, between Burford and Northleach, making it accessible to several key towns in the Cotswolds. The village is characterised by its traditional stone cottages, rolling hills, and beautiful countryside, offering a quintessential rural living.

Schools



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

Pubs



The Fox Inn Public House ½ mile
Burford 3.5 miles



Train Stations (London to Paddington)
Charlbury Station 11 miles
Kingham Station 9.5 miles



Shops, Restaurants & Recreational
Burford 3.5 miles • Witney 12 miles
Cheltenham 21 miles • Oxford 24 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.



Fixtures and Fittings

Available to let Unfurnished. Aga, electric hob and integral oven. Space for dishwasher and fridge/freezer. Utility Room: Space for washing machine and tumble dryer. Blinds throughout and curtain poles.

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

NOTE: The photos are taken from a previous marketing campaign.

Services

 Mains Water  Mains Electricity  Septic Tank Drainage  Oil Central Heating  Telephone and broadband availability subject to packages and transfer regulations. Accessibility can be checked online via: 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 F.

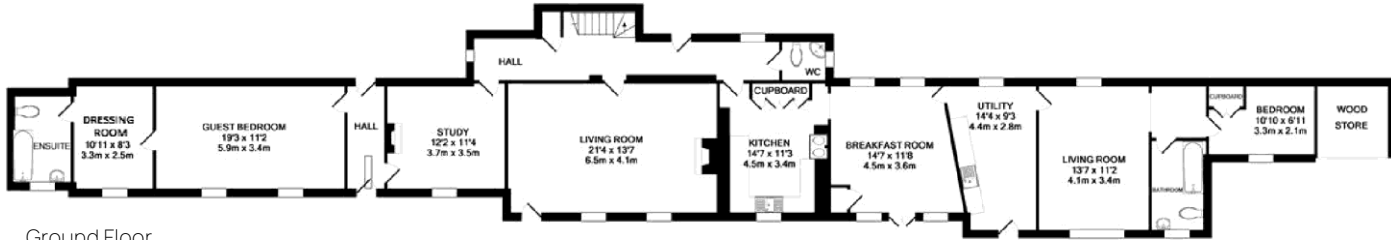
Viewings Strictly by appointment - Tel: 01993 822325

Directions OX18 4UR

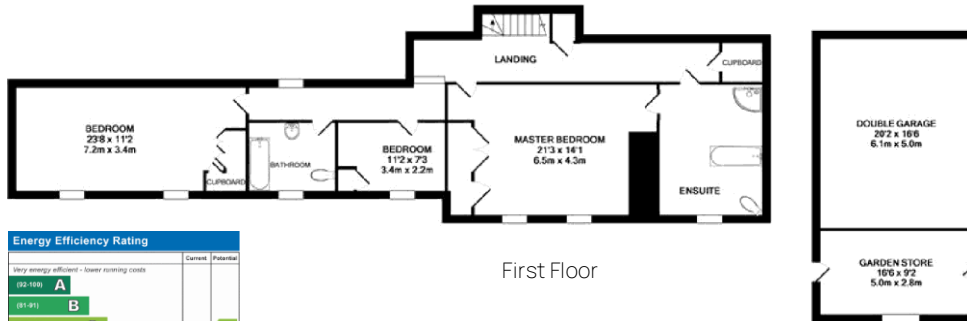
From the top of Burford High Street, at the roundabout, take the 3rd exit, signposted Cheltenham (A40). After approximately 3 miles, turn right signposted The Barringtons. Proceed all the way through Little Barrington and at the Wall Memorial in Great Barrington, turn right and then immediately right again. Follow the lane around a left-hand bend, continue passing the village hall on the right and the entrance to the cottage will then be the next driveway on your right. What3Words: ///cools.rolled.september



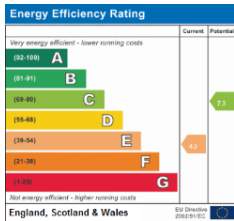
Office House



Ground Floor



First Floor



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