



Brook Cottage
Little Barrington | Burford | Oxfordshire | OX18 4TE

BROOK COTTAGE



Brook Cottage is an exquisite Grade II Listed mid-terrace retreat nestled in the picturesque village of Little Barrington, offering quintessential Cotswold charm with refined luxury.



KEY FEATURES

- Cotswold stone property
- Two reception rooms
- Three bedrooms
- Two bathrooms
- Sunny private garden and patio with wood burning hot tub
- Parking for four cars with EV charging point





STEP INSIDE

Ground Floor

Drawing Room

Blending rustic charm with refined elegance, this inviting space features a striking stone fireplace with a new wood-burning stove, serving as the heart of the room. The design effortlessly amplifies light and a sense of spaciousness. An exposed wooden beam lends timeless character and an authentic countryside touch, while the rich oak herringbone flooring enhances the sophisticated yet cosy ambiance. This room perfectly marries tradition and contemporary flair, offering a serene and stylish retreat.

Dining Hall

This inviting dining hall exudes rustic elegance and timeless appeal. The hallway is illuminated by a combination of modern and traditional Neptune lighting fixtures, casting a warm and welcoming glow. The exposed wooden beams on the ceiling add character and a sense of history, while the neutral-toned walls and flooring provide a serene and sophisticated backdrop. This dining hallway seamlessly blends classic Cotswold charm with contemporary comforts, making it an ideal space for both everyday living and special occasions. Off the dining hall there is an understairs cupboard with a freezer.

Kitchen

The heart of the home is this elegant kitchen featuring an electric AGA, dishwasher, and a breakfast island with seating for six, the kitchen is perfect for hosting evening dinners. The kitchen also boasts a butlers sink, undercounter fridge and second over.

Utility Room & Cloakroom

The ground floor also offers a cloakroom/utility room with a washer and dryer, and a Neptune vanity unit with Carrara marble top.



SELLER INSIGHT

“Stepping into Brook Cottage feels like stepping into a dream. Nestled just 2.8 miles from Burford - “The Gateway to the Cotswolds” - this home drew us in with its breathtaking surroundings. Though it was initially run-down, the charm, unique features, and immense potential were undeniable. Little did we know it would become not just a retreat but a labour of love that offered us serenity, comfort, and countless memories.

The charm of this home reveals itself with each season. In autumn and winter, there’s nothing quite like the cosy glow and warmth of the log fire, underfloor heating, and indulgent hot baths. Come spring and summer, the garden transforms into a sanctuary, offering panoramic views of historic homes and lush fields. Morning teas surrounded by fragrant herbs and evening barbecues beneath the stars create moments to cherish. The versatile hot tub - whether steaming in the cold or chilled for a summer dip - has become a centrepiece of relaxation.

Brook Cottage stands apart with its luxurious yet homely feel. Renovated with inspiration from Soho Farmhouse, the interior radiates warmth and sophistication. The house underwent a complete transformation, from rewiring and replumbing to eco-conscious upgrades, creating an airy, light-filled haven unlike other traditional cottages. Features like the marble kitchen and opulent bathrooms add to the retreat-like ambiance, making it hard to ever leave.

The village of Little Barrington has been a treasure in itself. With neighbours who welcomed us as family, the sense of community has been heartwarming. From shared gatherings to friendly support, this place is more than just a collection of homes - it’s a thriving, connected village. Within walking distance is The Fox, an award-winning gastro pub where we’ve been met with delicious meals and warm hospitality.

For those who find themselves lucky enough to call Brook Cottage home, our advice is simple: take time to savour it. Relish the stunning views, indulge in the tranquillity, and make the most of the lovingly designed spaces. From exploring the idyllic Cotswolds to unwinding in the garden, this is a place to retreat, recharge, and rediscover life’s simple joys.*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





FIRST FLOOR

Bedroom Two

This bedroom seamlessly blends rustic charm with contemporary elegance. It features beautifully weathered, French reclaimed wood panelling that adorns the walls and integrates seamlessly with exposed wooden beams overhead, adding a touch of countryside warmth. Thoughtful built-in shelving and wardrobes set beneath an angled section of the wall, showcases unique architectural details and provides practical storage, while adding a distinctive character to the room.

Bedroom Three

This charming bedroom invites tranquillity with its soft, neutral palette and abundant natural light. A feature of the space is the character-rich, exposed wooden beam that runs across the ceiling. The large window, offers picturesque views of the village green and beyond.

Family Bathroom

This bathroom exudes rustic sophistication, seamlessly blending natural materials with contemporary elements. The natural stone flooring has underfloor heating and grounds the space with earthy warmth, while exposed wood panelling adds texture and countryside charm. A vintage-style radiator brings a timeless touch, complemented by the clean lines of the subway-tile design in the shower. The single ended copper plated bathtub stands as a luxurious centrepiece, reflecting both light and style. This beautifully balanced design combines rugged materials with refined finishes, creating a serene retreat infused with countryside character. There is also a large utility cupboard behind.









SECOND FLOOR

Principal Bedroom

Nestled under a charming pitched ceiling, this inviting main bedroom exudes warmth and sophistication with its French reclaimed wood feature wall, creating a harmonious blend of rustic charm and modern design. The soft, neutral 100% wool Westex carpet enhances the room's spacious feel. Gentle recessed Neptune lighting casts a soothing ambiance, while the adjacent doorway offers a glimpse into a beautifully appointed en-suite.

En-Suite Bathroom

This beautifully designed en-suite bathroom epitomises rustic elegance with contemporary flair. The centrepiece is a luxurious single ended copper plated bathtub, exuding timeless sophistication and perfectly positioned against a backdrop of weathered wood panelling. Adjacent is a toilet with a concealed cistern. There is also a handmade vanity unit with Neptune Carrara marble top, bowls and taps. The space is further enhanced by a large sash window. A bold, column-style radiator and Broadleaf timber oak parquet flooring with underfloor heating, laid in an intricate herringbone pattern. A minimalist wash basin completes the space, ensuring this bathroom is as practical as it is stylish - a true sanctuary for relaxation.











STEP OUTSIDE

The serene outdoor space is a multi-level, pet-friendly garden that effortlessly blends functionality with charm. A gravelled terrace provides the perfect setting for al fresco dining, while the pièce de résistance is the award-winning Tubmarine wood-fired hot tub - a luxurious haven for relaxation, offering far-reaching views over the picturesque Barringtons. Additional features include a practical storage shed housing the hot tub boiler and private parking for up to four cars, complete with an EV charging point. This idyllic outdoor retreat is designed for year-round enjoyment, seamlessly combining modern convenience with countryside tranquillity.







LOCATION

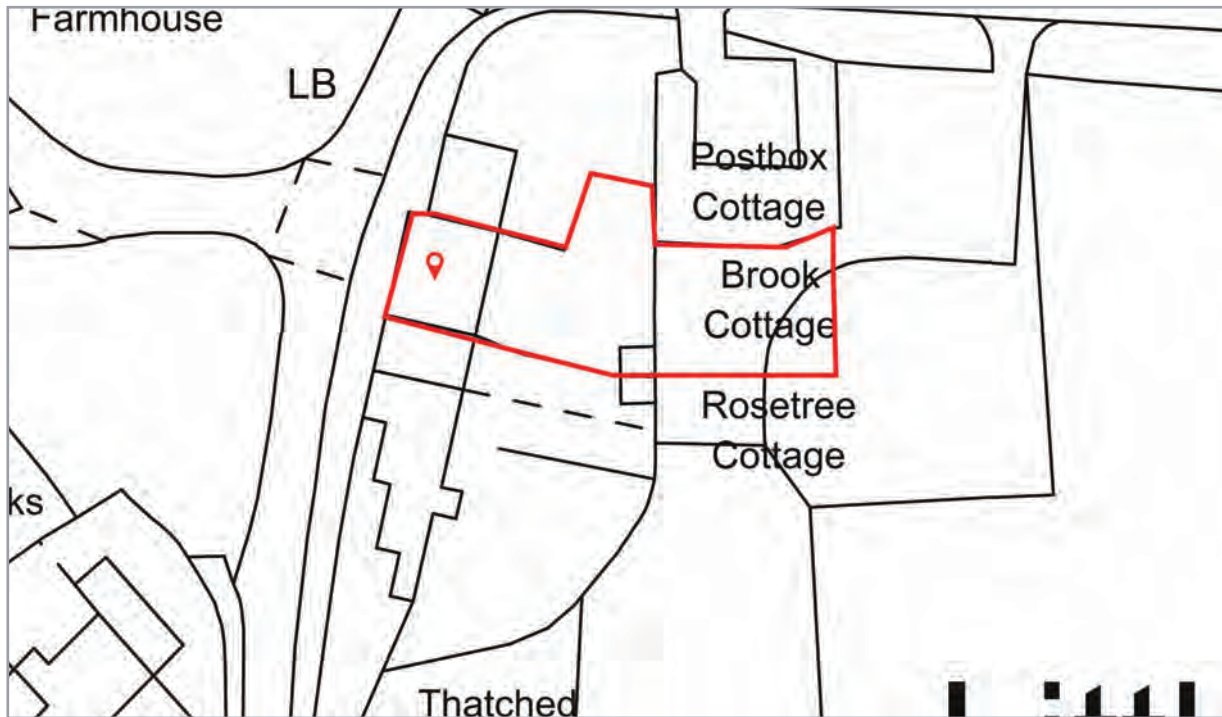
Little Barrington is a picture perfect Cotswold village in north Gloucestershire, characterised by its honey-hued stone cottages arranged around a broad village green. This charming village is separated from its neighbour, Great Barrington, by the tranquil River Windrush, adding to its serene appeal.

Renowned as one of the most attractive small villages in the Cotswolds, Little Barrington is nestled on the southern side of the Windrush Valley, straddling the Gloucestershire/Oxfordshire border. The valley offers some of the area's most stunning rolling and partially wooded countryside.

For amenities, the nearby market town of Burford provides an excellent range of everyday shopping facilities, with Cheltenham and Oxford serving as the region's cultural and shopping hubs. Travel to London is convenient, with train services from Charlbury to London Paddington and excellent road connections via the A40 and M40. Little Barrington offers the perfect blend of rural tranquillity and accessibility, set amidst some of England's most beautiful countryside.







INFORMATION

Services, Utilities & Property Information

Utilities – Mains electricity and water. Air source heat pump. Shared septic tank. There will be maintenance costs involved with the septic tank – please contact the agent for further information.

Tenure - Freehold

Property Type - Grade II Listed cottage

Construction Type - Standard - Cotswolds stone & tile roof

Council Tax - Cotswold District Council

Council Tax Band E

Parking – Private parking at the rear of the property for four cars.

Mobile phone coverage - 4G and some 5G mobile signal is available in the area - we advise you to check with your provider.

Internet connection - Ultrafast FTTP Broadband connection available- we advise you to check with your provider.

Directions

What3Words: plugs.overlook.salads. From Burford, take the A40 off the roundabout signposted to Cheltenham, after approximately two miles turn right to Little Barrington. Proceed into the village and the property will be found immediately on your right-hand side, parking at the rear of the property by taking the next right.

Viewing Arrangements

Strictly via the vendors sole agent Kathryn Anderson at Fine & Country on 07979 648748 or 01608 619919.

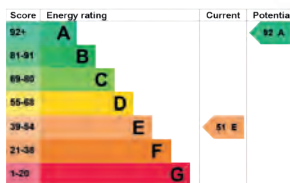
Website

For more information visit <https://www.fineandcountry.co.uk/cotswolds-estate-agents>





Total area: approx. 149.1 sq. metres (1605.0 sq. feet)



Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer.



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 28.11.2024





FINE & COUNTRY

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We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

*We value the little things
that make a home*



KATHRYN ANDERSON PARTNER AGENT

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I am a Partner Agent for Fine & Country Cotswolds and Cheltenham. I've lived in the Cotswolds for over 30 years and have a wealth of experience and knowledge in the property industry. I've worked for both corporate and independent high end Estate Agents around the Cotswolds, South Oxfordshire and Cheltenham area with over 20 years' experience.

With a personable dedicated honest approach, I understand the intricacies for both sellers and buyers in an ever-changing market. I strive to make things as simple and stress free as possible for all my clients which has earned me many returning vendors in the past.

When not at work, I enjoy life in the Cotswolds going on country walks with my dog Fleur, property renovation, swimming, tennis, good restaurants and fine wine!



"Kathryn is a person to get the job done, if you want a property sold she will definitely do it for you. She is eloquent and efficient. She enabled many viewings by providing a fantastic brochure, video and beautiful photographs. She liaised with me after every viewing, and every step of the way, from start to finish on the sale of my property. She also has great contacts, and provided me with a brilliant solicitor who was also quick and efficient."

"Kathryn Anderson is the most competent agent I have ever dealt with, she's amazing and managed to get a very complicated sale through with ease. Great communication and will call and reply to messages, out of office hours. Wouldn't hesitate to use her again, in fact I wouldn't consider using anyone else. Good job Kathryn you are fabulous!"

THE FINE & COUNTRY
FOUNDATION

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