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# Tayler & Fletcher



## Thatched Cottage

Little Barrington, Burford, OX18 4TE

**Guide Price £550,000**



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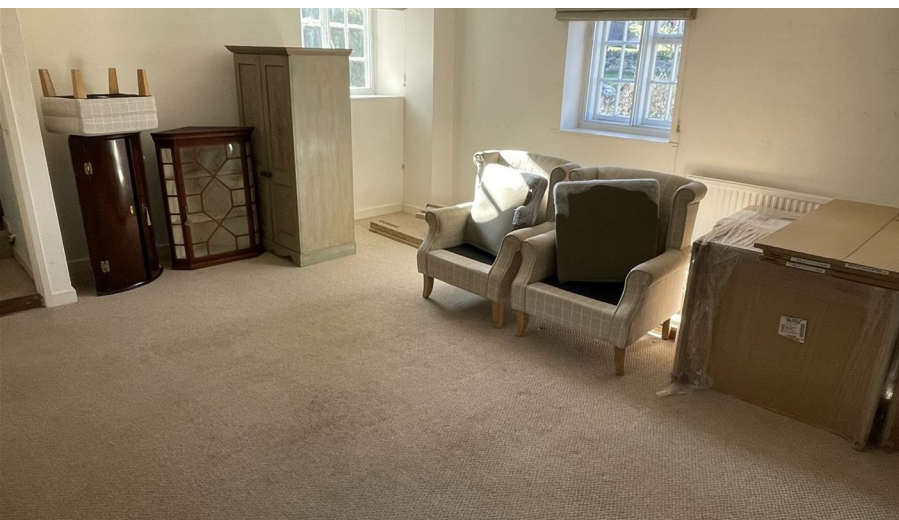


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## Thatched Cottage

Little Barrington, Burford, OX18 4TE

*A 2 bed Grade II Listed end of terrace Cotswold stone cottage with good sized garden to the south and rear and off-road parking. NO ONWARD CHAIN.*

### LOCATION

Little Barrington is one of the finest of the Cotswold Villages, renowned for its beautiful Cotswold stone cottages and fine central village green. The village also enjoys The Fox Public House and on the edge of the village there is a garage providing basic facilities for everyday needs and the Inn For All Seasons, a traditional Inn. The village is well known for the Barrington Estate and Barrington Park and Middle Lane provides a beautiful cycling and walking route along the Windrush Valley to the nearby centre of Burford (3 miles) which provides a more comprehensive range of facilities including some superb Cafés, Restaurants and Pubs as well as Boutiques. Little Barrington is conveniently located just off the A40 providing easy access to Cheltenham and Oxford, the regions major centres while the surrounding Cotswolds provide a comprehensive range of rural leisure pursuits.

### DESCRIPTION

Thatched Cottage is a 2 bedroom Grade II Listed, end of terrace cottage of Cotswold stone elevations under a reconstituted stone slate roof. The property is in need of some refurbishment and modernisation (subject to any necessary consents) and requires a new kitchen. The accommodation is arranged over two floors and briefly comprises an entrance hall, kitchen/ breakfast room, sitting room and cloakroom on the ground floor with two bedrooms and a bathroom on the first floor. There is a separate small outbuilding which provides a utility and the cottage has a good sized garden to the south and rear with shared vehicular access to the rear and parking.

### Approach

A glazed painted timber front door with outside light to:

### Entrance Hall

With access to a roof space, wall mounted cupboard housing the electricity meter and fuse box and painted timber door to:

### Cloakroom

With low-level WC, pedestal wash hand basin and opaque glazed casement window with secondary glazing to rear garden and part tiled walls.

From the hall, painted timber door through to the:

### Kitchen/ Breakfast Room

With a wide casement window with secondary glazing overlooking the Village Green and currently with a simply fitted worktop with stainless steel sink unit, taps and space and plumbing for appliances. Further built-in cupboard housing the Worcester LPG-fired central heating boiler with time clock adjacent. A separate painted part glazed panelled door to side passage.

From the hall, painted timber door through to the:

### Sitting Room

With double aspect with three casement windows with secondary glazing overlooking the Village Green and further casement window with secondary glazing to the rear of the property, recessed ceiling spotlighting, recess with shelving below stairs.

From the sitting room, painted timber door and stairs rise to the:

### First Floor

With recessed shelving to one side, casement window to rear elevation with secondary glazing and in turn leading to the:



### First Floor Landing/ Study

With casement window with secondary glazing overlooking the Village Green, access to roof space, recessed ceiling spotlighting and archway interconnecting through to the:

### Shower Room

With low-level WC, pedestal wash hand basin with chrome mixer tap and walk-in shower cubicle with wide glazed door with chrome fittings and shower rose over.

Painted timber door to:

### Bedroom 1

With casement window with secondary glazing overlooking the rear of the property, recessed ceiling spotlighting and door to airing cupboard with pressurised hot water cylinder.

From the landing, painted timber door to:

### Bedroom 2

With recessed ceiling spotlighting, casement window with secondary glazing overlooking the rear of the property.

### OUTSIDE

From the path to the front a wrought iron gate leads through to the gravelled front terrace and in turn to the front door with a pathway continuing to the side with raised paved terrace and garden leading beyond and in turn to the side passageway with separate access to the UTILITY/ STORE with space and plumbing for washing machine, worktop and shelving. From the passageway a secondary door leads back through to the rear garden.

From the front of the property a path with steps lead up to a further area of lawn and bordering the village lane with a retaining stone wall and steps leading up to the remainder of the garden laid mainly to lawn with clipped deciduous hedging surrounding a number of sculpted herbaceous beds and borders and a gravelled path leading back to steps back down to the rear door. A further path leads out through the remaining garden to the

rear and in turn to a wrought iron gate leading through to the communal parking to the rear of the property.

### SERVICES

Mains Electricity, and Water are connected. Drainage is via a shared septic tank system (shared between the terrace of four cottages). LPG-fired central heating.

### TENURE

Freehold with Vacant possession upon completion. There is a flying Freehold (bedroom 2) over the ground floor hall of the neighbouring cottage.

### LOCAL AUTHORITY

Cotswold District Council, Trinity Road, Cirencester, Gloucestershire GL7 1PX (Tel: 01285 623000) [www.cotswold.gov.uk](http://www.cotswold.gov.uk).

### COUNCIL TAX

Council Tax band E. Rate Payable for 2025/ 2026: £2,672.12

### DIRECTIONS

From Bourton-on-the-Water take the Rissington road out of the village. Shortly after leaving the village, take the right hand turn signposted to Great Rissington (and The Lamb Inn). Proceed straight through Great Rissington, passing the Lamb Inn, following signs for The Barringtons. At the end of the road turn right and follow this road past Great Barrington and into the village of Little Barrington. Pass the Fox Inn and proceed in to the heart of the village, just past the Village Green where Thatched Cottage will be found in an elevated position on your left hand side.

From Burford, take the A40 off the roundabout signposted to Cheltenham and after approximately two miles turn right to Little Barrington. Proceed into the village where Thatched Cottage is the first property on your right hand side just before the Village Green on the left.

What3Words: dating.emails.obstinate

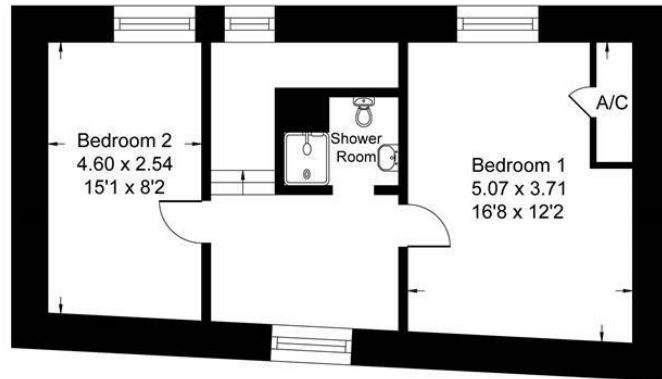




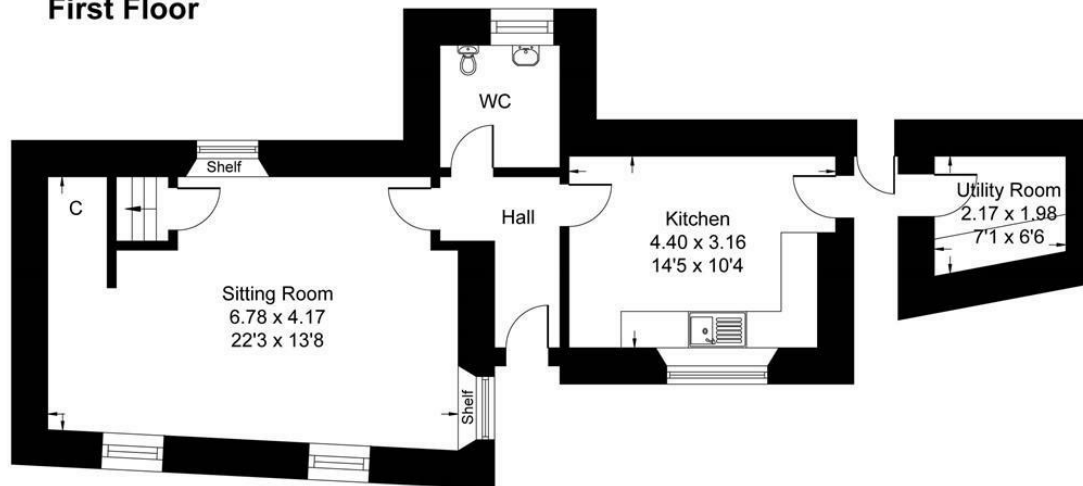
## Floor Plan

Approximate Gross Internal Area = 101.58 sq m / 1093 sq ft

## Area Map



## First Floor



## Ground Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



## Viewing

Please contact our Bourton-on-the-Water Sales Office on 01451 820913 if you wish to arrange a viewing appointment for this property or require further information.

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