

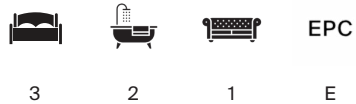


LITTLE BARN, BLEDDINGTON



AN IMMACULATELY PRESENTED BARN CONVERSION

Stow-on-the-Wold 4 miles, Kingham 1 mile (mainline station to
London Paddington 76 mins), Chipping Norton 7 miles,
Burford 8 miles and Oxford 26 miles.
Distances and times approximate.



Local Authority: Cotswold District Council

Council Tax band: E

Tenure: Freehold



LOCATION

Bledington is a highly sought-after village in the heart of the North Cotswolds, approximately one mile from Kingham mainline train station to London. The village includes an extensive village green, The Kings Head Inn, a village hall, church and an award-winning community shop and cafe. The local primary school is OFSTED rated as outstanding, in addition, there are a number of private schools, including those in Kitebrook, Cheltenham and Oxford and the Cotswold Academy.

Day-to-day amenities can be found in Stow-on-the-Wold, Burford and Chipping Norton, with a wider selection in Cheltenham and Oxford. The renowned Daylesford Organic Shop and Bamford Club is less than ten minutes drive, Soho Farmhouse and Estelle Manor are also half an hour's drive away. The surrounding countryside provides wonderful walking and riding along a network of footpaths and bridleways.







Set within delightful gardens and benefitting from parking, this charming home enjoys a highly sought after village location. The property is arranged over two floors and at the heart of the home is the impressive open plan kitchen, dining and sitting room, ideal for both everyday living and entertaining.

The fitted kitchen features a range of modern units and integrated appliances, including a wine fridge, whilst full height glass doors open directly onto the rear terrace, flooding the space with natural light and bringing the outside in, creating a wonderful connection between the house and garden. A useful utility area and separate office cater for modern lifestyles, complemented by additional storage.



The third bedroom is located on the ground floor and is served by a downstairs shower room, making it ideal for guests, multi generational living or those seeking ground floor accommodation. A separate cloakroom provides further convenience. To the first floor are two well proportioned bedrooms, both enjoying attractive outlooks over the gardens, and served by a well appointed family bathroom.

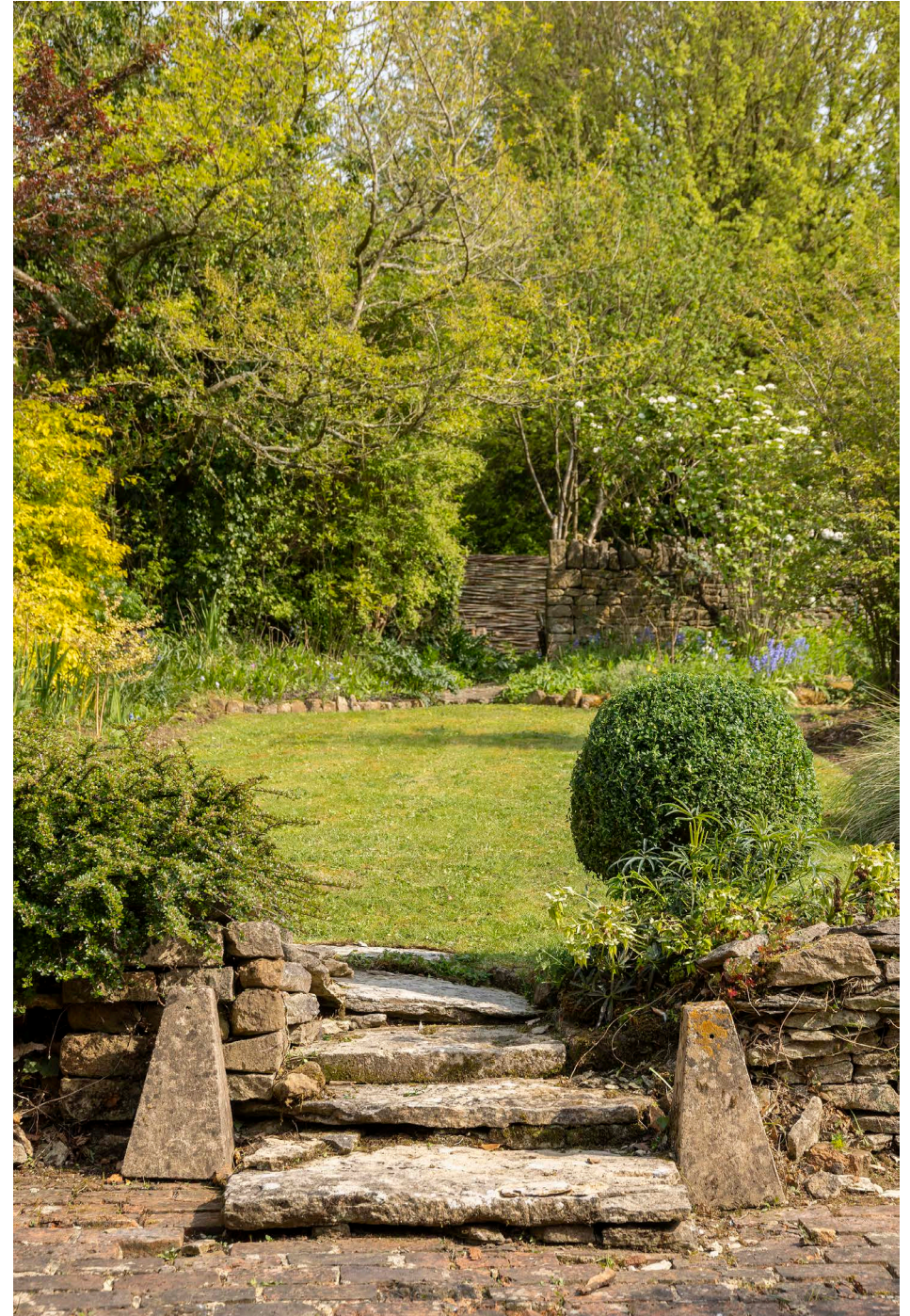




OUTSIDE

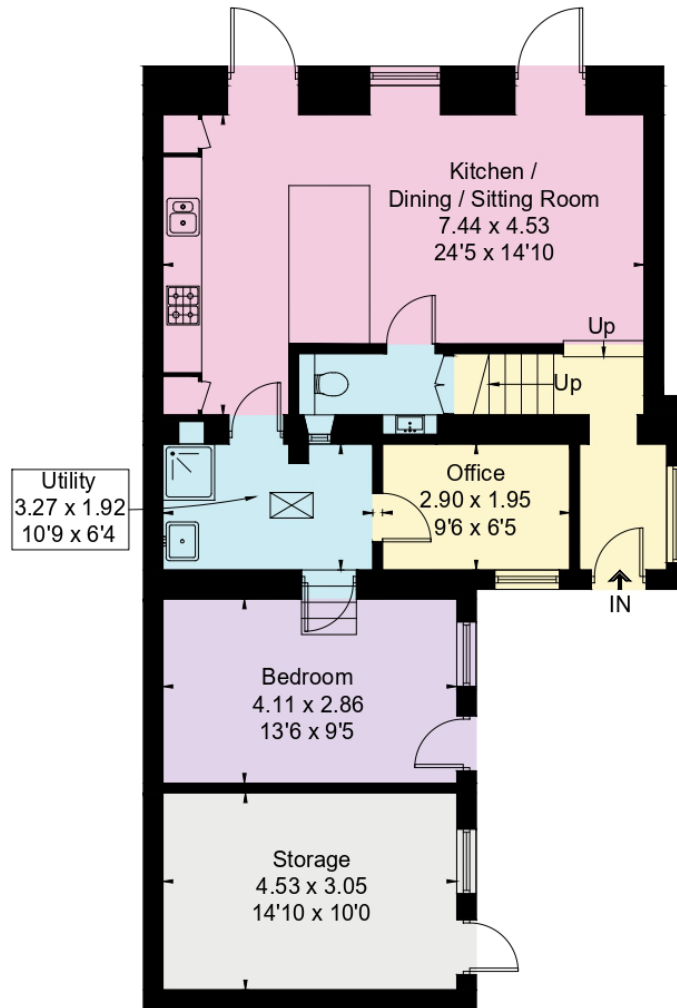
The property is surrounded by delightful gardens, offering space for relaxation, outdoor dining and gardening. The rear terrace provides an ideal spot for entertaining or enjoying the garden, while the grounds also include a shed and vegetable area, appealing to those seeking a lifestyle connected to the outdoors.

There is off-road parking, providing practical convenience for residents and visitors alike. Situated within this popular and highly regarded North Cotswold village, the property enjoys a peaceful setting while remaining conveniently placed for local amenities, countryside walks and access to nearby towns.

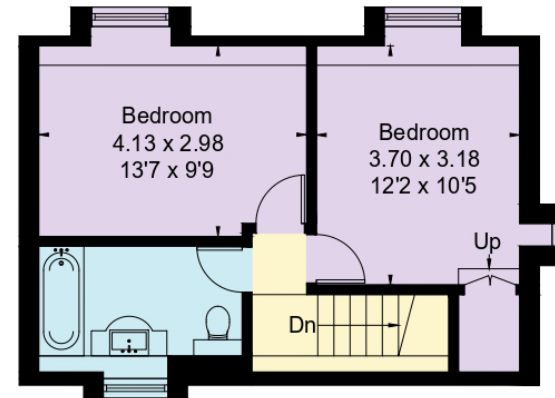




Approximate Floor Area = 108.7 sq m / 1170 sq ft
Storage = 13.9 sq m / 150 sq ft
Total = 122.6 sq m / 1320 sq ft



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



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