






LOWER HOUSE

Little Barrington, Burford OX18 4DS



A CHARACTERFUL COTSWOLD VILLAGE HOUSE WITH WONDERFUL VIEWS, A TENNIS COURT, STABLING, OUTBUILDINGS, AND GENEROUS GARDENS.

Burford 4 miles | Stow-on-the-Wold 9 miles | Charlbury 13 miles (trains to London Paddington from 70 minutes)
Daylesford Organic 13 miles | Chipping Norton 15 miles | Cirencester 18 miles | Soho Farmhouse 19 miles | Oxford 23 miles | London 80 miles
(All distances and times are approximate).

   EPC
7 3 4 F

Available as a whole or in two lots

Lot 1: House, gardens and outbuildings – about 1.9 acres.

Lot 2: Meadows and river – about 10.6 acres.

Directions: What3Words: [///commands.unwraps.airtime](https://www.what3words.com/commands/unwraps/airtime)

Tenure: Freehold

Services: Mains electricity and water. Private drainage. Heating and hot water via woodchip boiler – with a back up oil-fired boiler. Oil-fired AGA. Broadband services are connected.

Local authority: Cotswold District Council

Council Tax Band: G

EPC: F

Viewings: All viewings strictly by appointment only through the vendors' sole selling agents, Knight Frank LLP.

SITUATION

Lower House is located in the picturesque Cotswold village of Little Barrington, on the Windrush Valley's southern side and close to the border of Gloucestershire and Oxfordshire. This charming village, composed almost entirely of historic stone houses and cottages, is surrounded by some of the region's most stunning, gentle rolling countryside. The property sits within a designated Conservation Area and an Area of Outstanding Natural Beauty, offering a truly idyllic setting.

A popular local pub is situated on the edge of the village, while everyday amenities can be found in nearby Burford, just three miles away. Further facilities are available in Stow-on-the-Wold and Cirencester, with the larger hubs of Cheltenham and Oxford providing a wide array of shopping, dining, and recreational options. Daylesford Organic and Spa and Soho Farmhouse are nearby, adding to the location's appeal.

The area benefits from excellent transport links, with the A40 and M40 providing convenient road access to Cheltenham, Oxford and London. Nearby Kingham and Charlbury stations offer regular and efficient train services for rail travel.

The North Cotswolds offer a rich array of sports and recreational events year-round. Horse racing enthusiasts flock to Cheltenham Racecourse for the renowned Cheltenham Gold Cup and other major meets. Golfers enjoy courses at Burford, Lyneham and Naunton, while rugby fans can catch matches in Gloucester. Outdoor activities abound with extensive footpaths and bridleways for walking, cycling, and horse riding amidst idyllic countryside. Cultural highlights include the Cheltenham Literature Festival and seasonal events like The Big Festival and Wilderness Festival. The area also hosts a variety of concerts, art exhibitions, and theatre productions, ensuring something for everyone to enjoy.



THE PROPERTY

Lower House is a charming Grade II listed home, beautifully positioned on the edge of the village in a peaceful and elevated setting, enjoying far-reaching views over the river Windrush and open countryside. The property offers generous and versatile accommodation across the main house, stable block, and outbuildings, and while well-maintained, would now benefit from some sympathetic updating.

The main house is rich in period character, featuring an abundance of original details and spacious reception rooms that lend themselves to both family living and entertaining. The ground floor comprises an inviting entrance hall, a magnificent vaulted reception room with a wood-burning stove and doors opening on to the front and rear terraces, a sitting room, study, kitchen/breakfast room, cloakroom, utility room, pantry, and boot room.

Upstairs, the first floor offers a spacious principal suite with a dressing room and en suite bathroom, four further double bedrooms, a family bathroom, and a separate shower room. The second floor provides two additional bedrooms, ideal for guests, teenagers, or home offices.









GARDENS AND GROUNDS

The gardens and grounds extend to approximately 1.86 acres and include formal landscaped areas, sun terraces, a vegetable garden, a variety of fruit trees, a tennis court, and a paddock with separate access from the village lane.

A substantial range of outbuildings accompanies the property, including a large stone stable block providing stables and garaging on the ground floor, with two spacious rooms above – offering excellent potential for conversion to an annexe, games room, or office (subject to the necessary consents). A further stone building houses the woodchip boiler, while two picturesque, thatched outbuildings offer scope for storage or conversion into an outdoor dining area or pool house if desired.

In all, the grounds extend to about 1.86 acres, with an additional 10.58 acres including a stretch of the river Windrush, which has fishing for wild Brown Trout, available by separate negotiation.







We would be delighted
to tell you more.

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