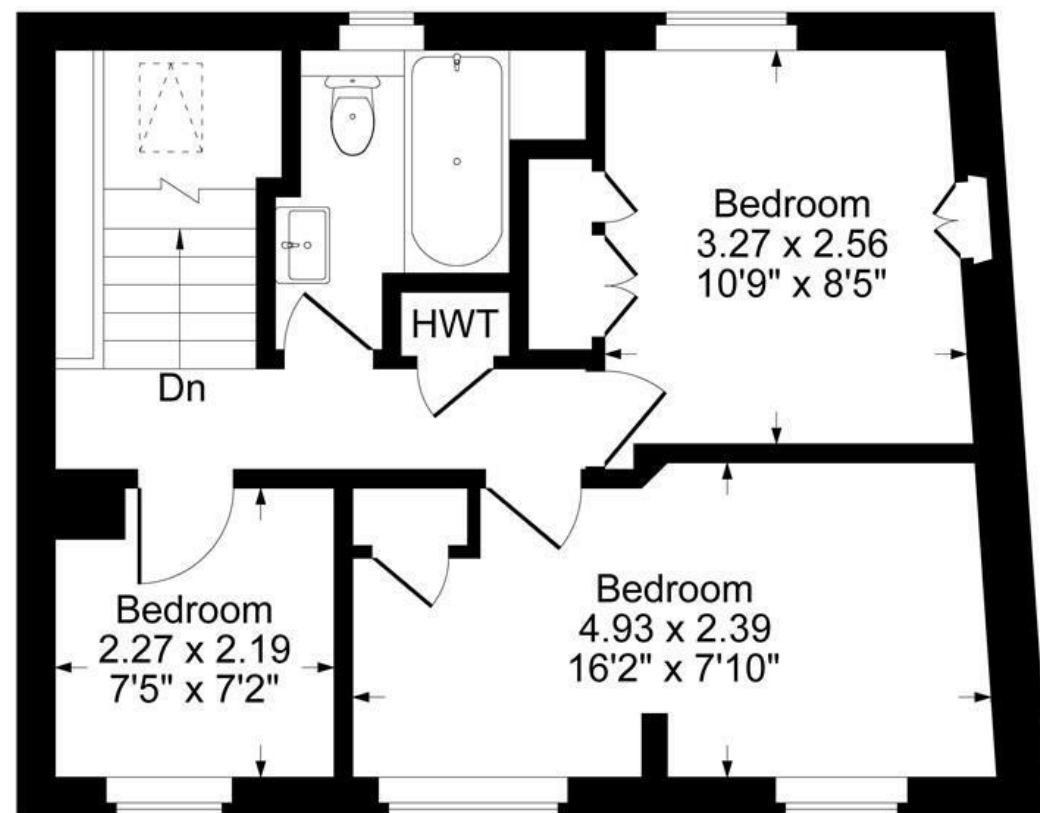


Ground Floor



Approximate Gross Internal Area  
 Ground Floor = 43.94 sq m / 473 sq ft  
 First Floor = 41.28 sq m / 444 sq ft  
 Total Area = 85.22 sq m / 917 sq ft

Illustration for identification purposes only,  
 measurements are approximate, not to scale.



First Floor

### **The Property**

Situated in the heart of the village, this beautifully renovated three-bedroom cottage on Main Street offers a perfect example of what can be achieved if a classic Cotswold home is renovated with impeccable taste and sensitivity to the character of the building. The property boasts a spacious reception room with a fireplace big enough to heat the whole home, ideal for family gatherings or quiet evenings in, eat in kitchen with a charming breakfast nook and three well-appointed bedrooms that provide ample space for a young family and guests.

Its desirable location in Bledington makes it an attractive option for those seeking a peaceful retreat from the hustle and bustle of London, or for those looking to invest in a sought-after area. The large courtyard garden is a delightful feature, providing a private outdoor space for relaxation, play, or entertaining.

This home is being sold reluctantly due to the owner's growing family, who in an ideal world would remain in this lovely property. Whether you are searching for a family home, a weekend getaway, or a rental investment, this cottage in idyllic Bledington, is a remarkable opportunity not to be missed.

### **The Situation**

Bledington is a picturesque Cotswold village in Gloucestershire, known for its wide, stream-crossed green, historic St. Leonard's Church, and the popular Kings Head Inn. Located on the border of Gloucestershire and Oxfordshire, southeast of Stow-on-the-Wold in the Evenlode Valley and dates back to Saxon times (AD 798), was mentioned in the Domesday Book (1086), and was once owned by Winchcombe Abbey.

















1 Church Street  
Charlbury  
Oxfordshire  
OX7 3PW  
Telephone: 01608 811146

10 Market Place  
Chipping Norton  
Oxfordshire  
OX7 5NA  
Telephone: 01608 644808