



THE MULLIONS, LITTLE BARRINGTON



# BEAUTIFULLY PRESENTED PERIOD HOME

Burford 3 miles, Stow-on-the-Wold 9 miles, Charlbury 13 miles,  
Daylesford Organic 13 miles, Chipping Norton 15 miles, Cirencester 18  
miles, Soho Farmhouse 19 miles, Oxford 23 miles, London 80 miles.  
(Distances and times approximate)

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Local Authority: Cotswold District Council

Council Tax band: G

Tenure: Freehold

Services: Oil fired central heating, with underfloor heating to the kitchen, sitting room, games /media room and both upstairs bathrooms.



## LOCATION

The Mullions is located in the picturesque village of Little Barrington, nestled on the southern side of the Windrush Valley, on 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 gently rolling and partially wooded 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. Additionally, Daylesford Organic and Spa and Soho Farmhouse are nearby, adding to the appeal of the location.







## THE PROPERTY

The Mullions is a delightful Grade II listed period home, with origins dating back to the 17th century. Rich in charm and character, the property showcases many original features including flagstone floors, exposed stonework, and timber beams. Enjoying a picturesque outlook over the village green, Mullions perfectly blends historic character with modern comfort. The spacious sitting room is bright and welcoming, featuring two fireplaces with Cotswold stone surrounds at either end of the room. A small lobby leads through to a well-designed boot room and an elegant garden room, which overlooks the garden and opens onto a sheltered terrace. The dining room, with its wall panelling and exposed beams, connects seamlessly to the light-filled kitchen/breakfast room—complete with vaulted ceiling, painted cabinetry, an Everhot cooker, and a central island with breakfast bar. At the far end of the ground floor is a versatile games or media room with wall panelling and bi-fold doors leading directly to the garden. A utility room with external access and a guest cloakroom complete the ground floor accommodation. Upstairs, the principal suite includes a bathroom, dressing area with ample storage, and a private study. There are three further bedrooms, each with generous storage, which share a stylish and well-appointed shower room. All the bedrooms are beautifully presented, light, and spacious.







## GARDENS

Outside, the rear of the property offers two charming courtyards providing private and sheltered spaces for entertaining. A series of stone outbuildings offer excellent storage or conversion potential. Beyond lies an enclosed walled garden with herbaceous borders and sweeping views over open countryside—the perfect setting for this quintessential Cotswold home.

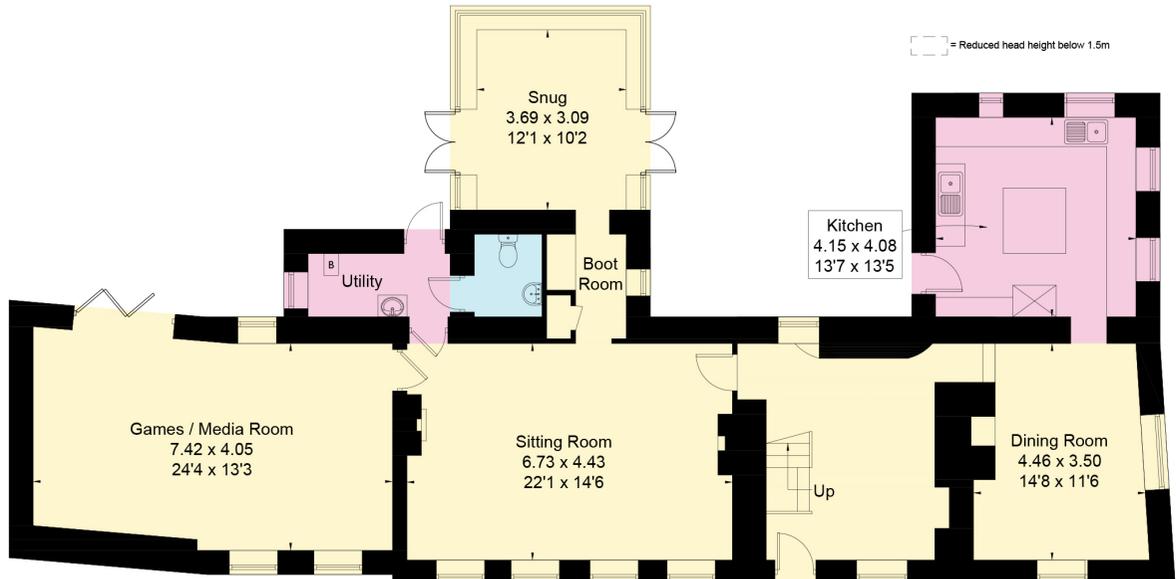




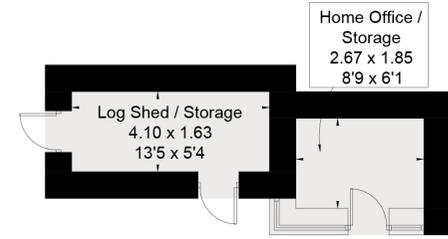
Approximate Floor Area = 252.5 sq m / 2718 sq ft  
 Outbuildings = 18.3 sq m / 198 sq ft  
 Total = 270.9 sq m / 2916 sq ft



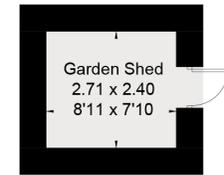
First Floor



Ground Floor



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)

Outbuildings

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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