



HAGARS BARN, BLEDINGTON

Chipping Norton, OX7 6XG



A UNIQUE FAMILY HOME IN THE HEART OF BLEDDINGTON

Key Distances

Stow-on-the-Wold 4 miles, Kingham (mainline station to London
Paddington (from 78 mins) 1 mile, Chipping Norton 6 miles, Burford 8
miles, Oxford 26 miles. (All distances are approximate)



4-5



2-3



3-4

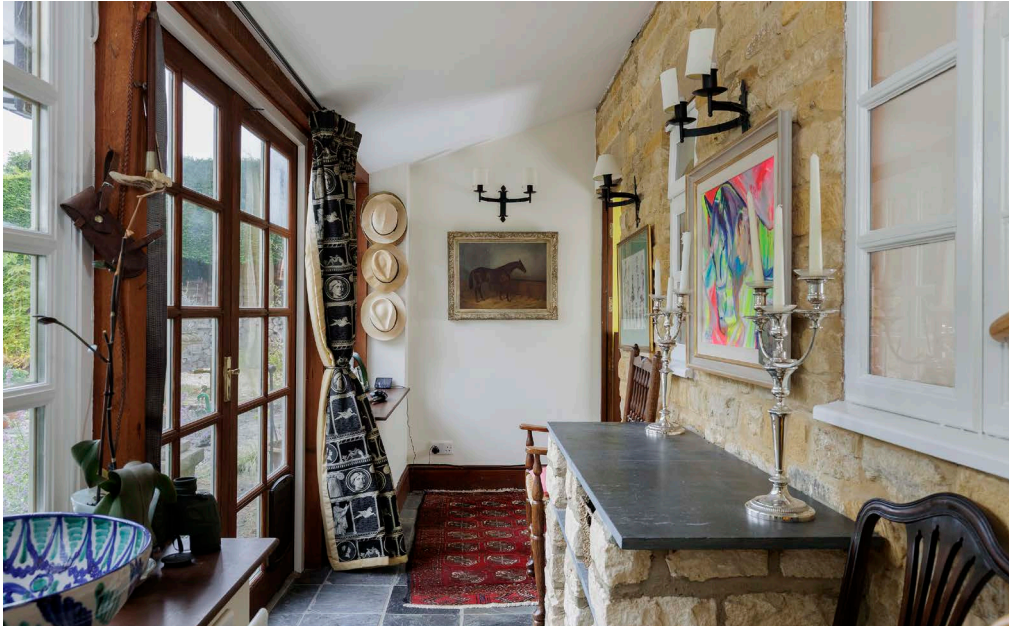
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Local Authority: Cotswold district council

Council Tax band: D

Tenure: Freehold



THE PROPERTY

Set in generous gardens and tucked away in a quiet yet central position, this detached four-bedroom home offers the perfect balance of privacy and convenience. The main house provides bright and versatile living, with a welcoming sitting room and open fireplace, a kitchen with Aga and space for family dining, and a conservatory overlooking the garden. Two bedrooms and a bathroom are found on the ground floor, with a further two bedrooms and bathroom upstairs.







LOCATION

Bledington is a highly sought-after North Cotswold village approximately 1 mile away from Kingham mainline station to London. The village includes an extensive village green, the award-winning public house, The Kings Head Inn, a village hall, a church and an award-winning community shop and cafe. The local primary school, a short walk away, rates as Ofsted 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 10 minutes' drive. Leisure facilities in the area include racing at Cheltenham, Warwick and Stratford-upon-Avon and golf at nearby Lyneham. The surrounding countryside provides wonderful walking and riding along a network of footpaths, bridleways and byways. Bledington really does tick all the boxes, as well as offering a wonderful community to live in. The region is also rich in concerts, exhibitions, arts and literature festivals, and theatrical productions.

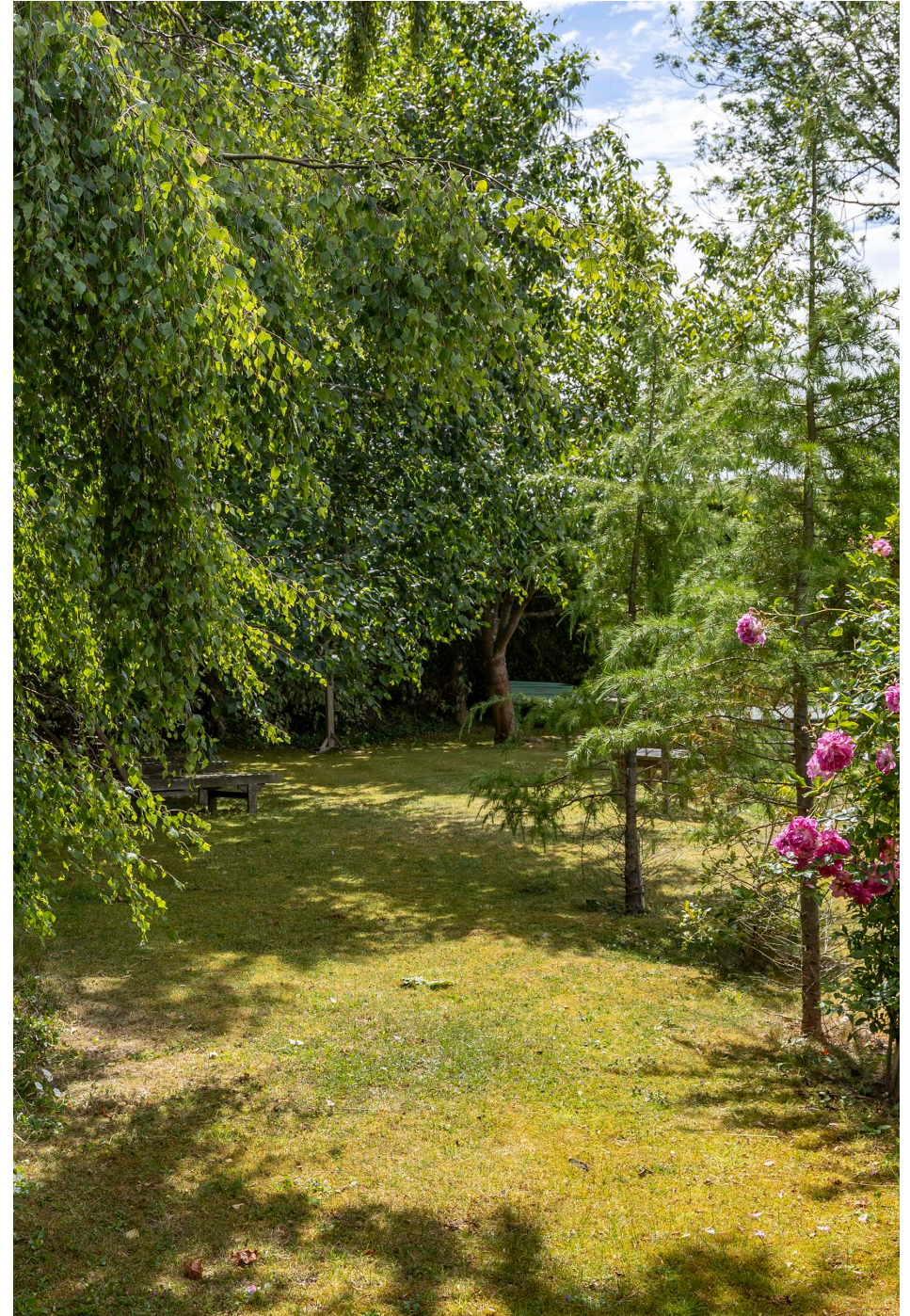






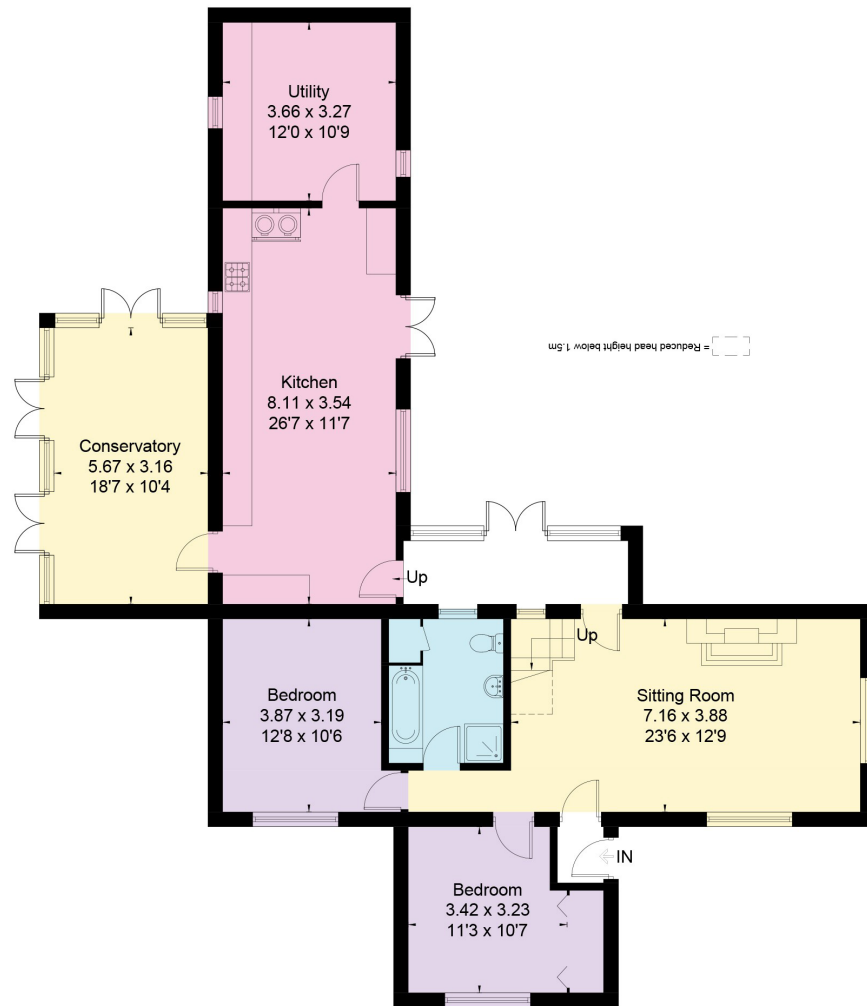
GARDENS AND GROUNDS

Outside, the mature gardens provide a safe and spacious setting for family life, with lawns, established planting and inviting areas for summer entertaining. A private driveway offers ample parking, while a real highlight is the self-contained annexe, complete with its own entrance, living area, kitchen, bedroom and shower room. Ideal for extended family, guests or even as a home office, it adds valuable flexibility.

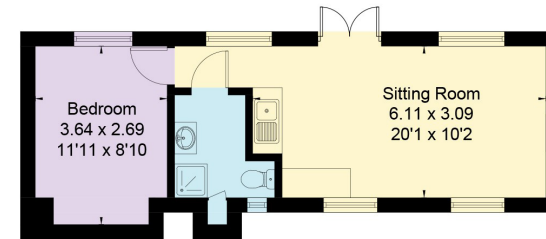




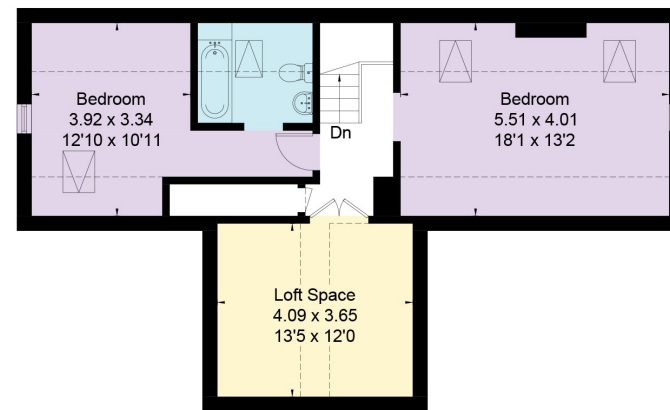
Approximate Floor Area = 203.8 sq m / 2194 sq ft (Including Loft Space)
 Annexe = 34.0 sq m / 366 sq ft
 Total = 237.8 sq m / 2560 sq ft



Ground Floor



Annexe
 (Not Shown In Actual Location / Orientation)



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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