

A photograph of the rear garden of Hagars Barn in Bledington. The garden features a large lawn, a paved patio area with a dining table and chairs, and a glass table with chairs. The house in the background has a stone chimney and a tiled roof. The sky is blue with white clouds. The text "HAGARS BARN, BLEDDINGTON" is overlaid at the bottom of the image.

HAGARS BARN, BLEDDINGTON



UNIQUE FAMILY HOME WITH EXCEPTIONAL GARDENS

Stow-on-the-Wold 4 miles, Chipping Norton 6 miles,
Burford 8 miles, Oxford 26 miles and Kingham 1 mile (mainline station
to London Paddington from 76 mins).

All distances are approximate.



5



3



4

EPC

E

Local Authority: Cotswold District Council

Council Tax band: D

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 10 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, bridleways and byways.







PROPERTY

A hidden gem in the heart of this highly desirable village, standing in over half an acre of mature gardens, this detached five bedroom home offers generous and versatile accommodation in a wonderfully private yet central position. Tucked away in a quiet setting, the property perfectly balances seclusion with convenience.

The main house provides bright and flexible living space, including a welcoming, spacious sitting room with an open fireplace, a characterful kitchen/dining room featuring an Aga and a conservatory enjoying attractive views over the gardens. Two bedrooms and a family bathroom are located on the ground floor, while the first floor offers two further bedrooms and an additional bathroom, making the layout well suited to a variety of lifestyles.

A particular highlight is the separate, self contained one bedroom cottage, complete with its own entrance, living area, kitchen, bedroom and shower room. Ideal for extended family, visiting guests, or as a home office or potential rental opportunity, it adds significant flexibility and appeal to this exceptional village home.

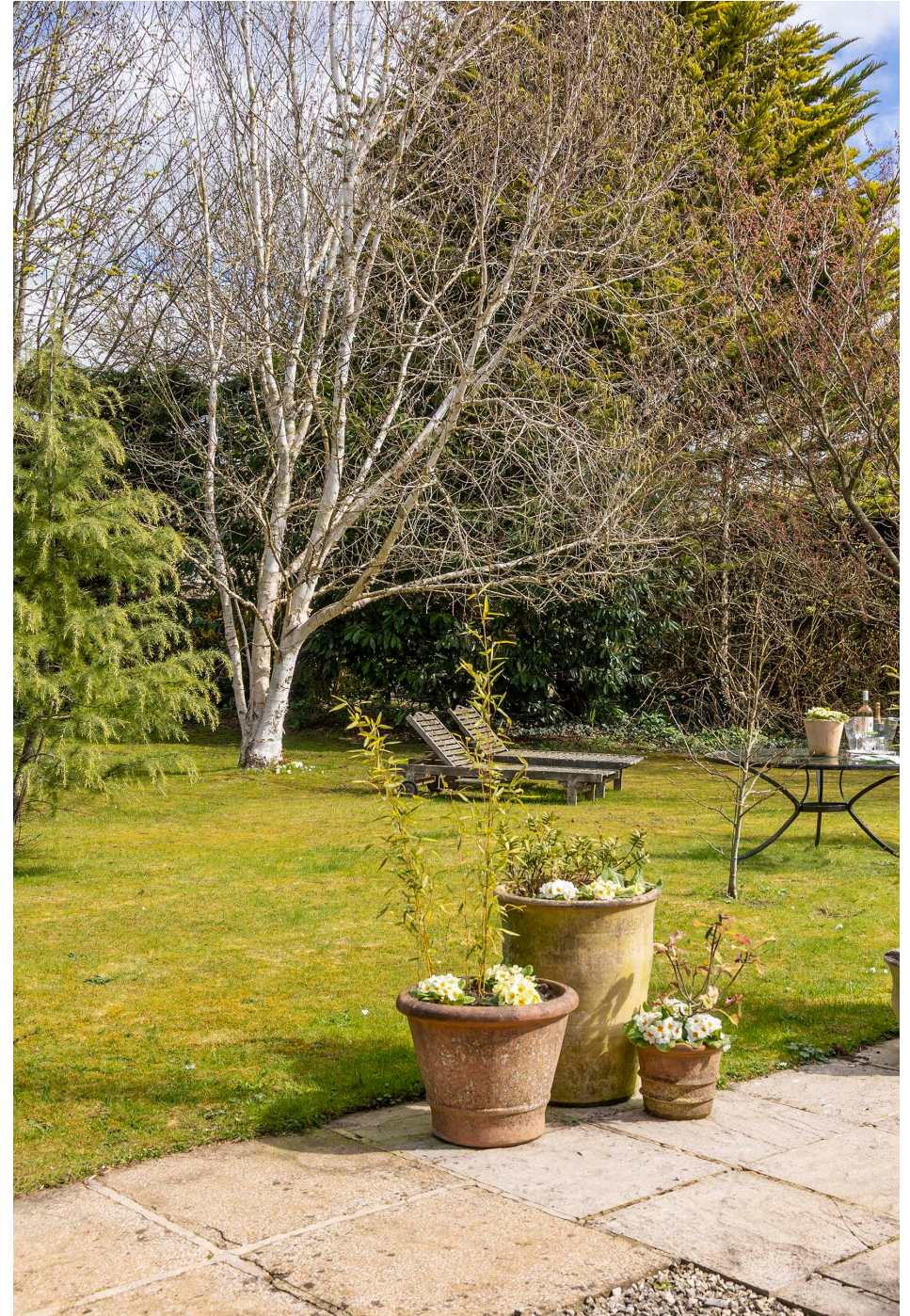






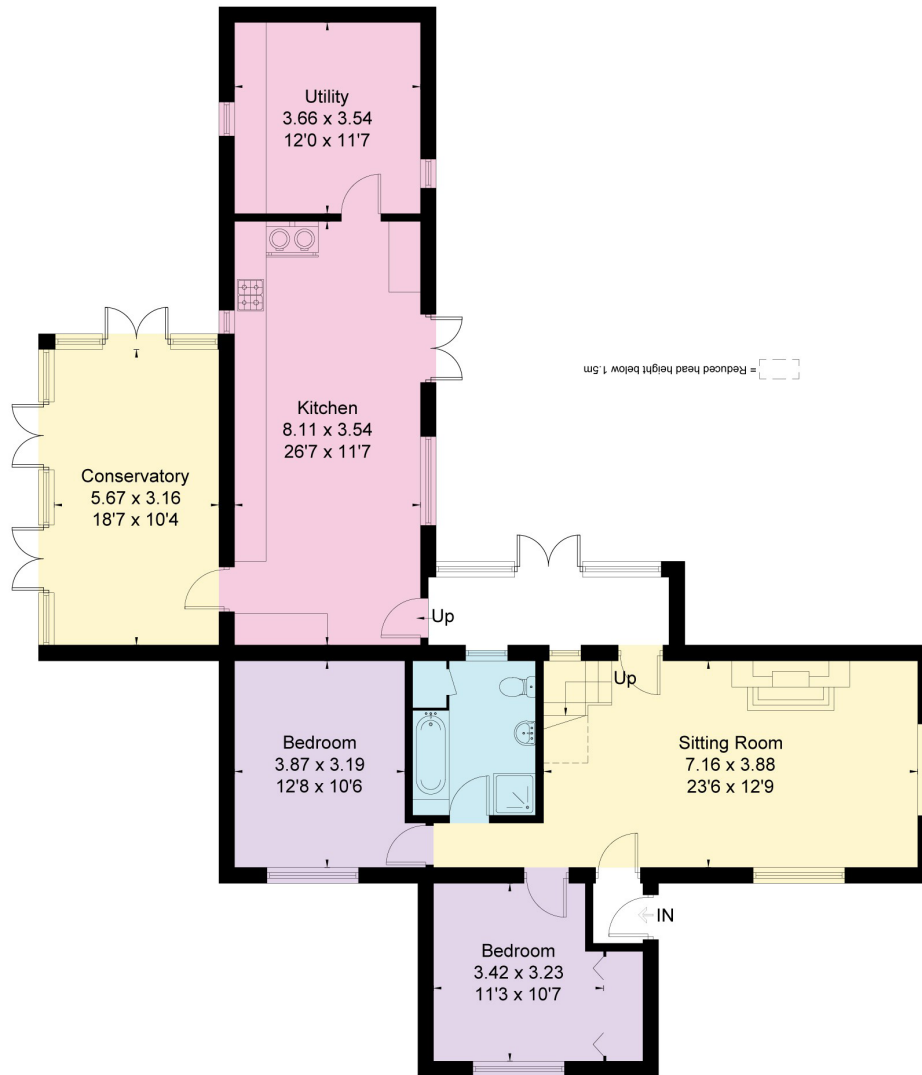
GARDENS

The mature gardens are a standout feature of the property, extending to more than half an acre and offering a wonderfully private and tranquil setting. Sweeping, well-maintained lawns are complemented by an abundance of established trees, shrubs and colourful planting, providing structure, beauty and year round interest. There is a summerhouse, range of garden sheds and wendy house set within the gardens. The thoughtful landscaping creates natural pockets of seclusion throughout the grounds, with several attractive terraces and seating areas perfectly positioned for relaxation or summer entertaining. The generous scale of the gardens gives a true sense of space and freedom, making them ideal for families, keen gardeners or anyone seeking an impressive outdoor environment. To the front, a private driveway provides ample off road parking for several vehicles, further enhancing the convenience and privacy of this exceptional setting.

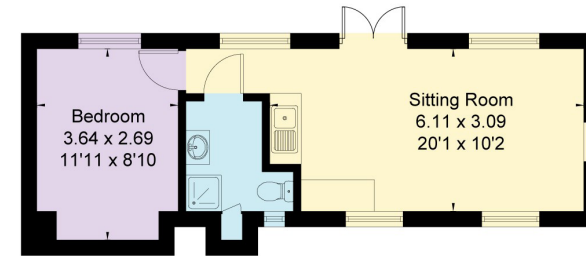




Approximate Floor Area = 203.8 sq m / 2194 sq ft (Including Loft Space)
 Annexe = 34.0 sq m / 366 sq ft
 Total = 237.8 sq m / 2560 sq ft



Ground Floor



Cottage
 (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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