

A photograph of a two-story stone cottage with a tiled roof, surrounded by greenery and trees. The cottage has a white door and several windows, some with leaded glass. A large tree is on the left, and a smaller tree is on the right. The foreground is a grassy lawn with some fallen leaves.

JASMINE COTTAGE, BLEINGTON



A DELIGHTFUL PERIOD HOME IN THE HEART OF THE VILLAGE.

Stow-on-the-Wold 4 miles, Kingham 1 mile (mainline station to
London Paddington 76 mins), Chipping Norton 7 miles,
Burford 8 miles and Oxford 26 miles.
Distances and times approximate.



5



2



4

EPC

TBC



Local Authority: Cotswold District Council

Council Tax band: G

Tenure: Freehold

Services: Mains water, electricity and drainage are connected to the property. Oil-fired central heating.



LOCATION

Bledington is one of the North Cotswolds' most desirable villages, combining quintessential village charm with excellent connectivity. At the centre of the village lies an attractive green, complemented by the award-winning Kings Head Inn, a village hall, historic parish church, and a highly regarded community-run shop and café. Everyday amenities are available in the nearby market towns of Stow-on-the-Wold, Burford and Chipping Norton. Daylesford Organic Farm and Bamford Wellness Spa are also less than a ten-minute drive away. The village is well served for education, with an Outstanding-rated primary school and secondary schooling available at The Cotswold Academy in Bourton-on-the-Water. A wide selection of highly regarded independent schools can be found throughout the region. The North Cotswolds offers an exceptional range of sporting and leisure pursuits. The surrounding countryside is criss-crossed with an extensive network of footpaths, and bridleways, providing excellent opportunities for walking, cycling and riding.







LIGHT AND SPACIOUS FAMILY HOME

Jasmine Cottage is a beautifully presented, detached Grade II listed Cotswold stone home, situated in the heart of one of the area's most sought-after villages.

The property occupies an impressive plot, set back from Church Lane and enjoying a generous rear garden, together with ample parking for several vehicles adjacent to a double garage. Internally, Jasmine Cottage is rich in character, showcasing a wealth of period features that blend seamlessly with the more contemporary extension to the rear. The well-balanced accommodation includes three reception rooms comprising a welcoming sitting room, formal dining room, and a study. The attractive kitchen/breakfast room is fitted with bespoke Cotteswood cabinetry, features an Aga, and benefits from double doors opening onto the terrace, offering delightful views across the garden.

On the first floor, the principal bedroom enjoys an en suite shower room, complemented by three further bedrooms and a spacious family bathroom. The second floor provides a fifth bedroom along with a substantial storage room.







GARDEN

Outside, the mature gardens wrap around the property, being predominantly laid to lawn and enhanced by established trees and well-stocked borders.

The double garage is a particularly valuable asset and may offer potential for conversion to ancillary accommodation or a home office above, subject to the necessary planning permissions and consents.

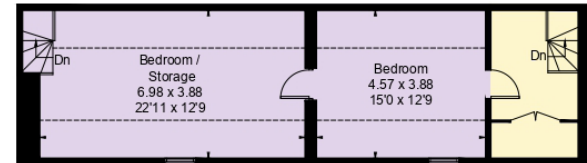




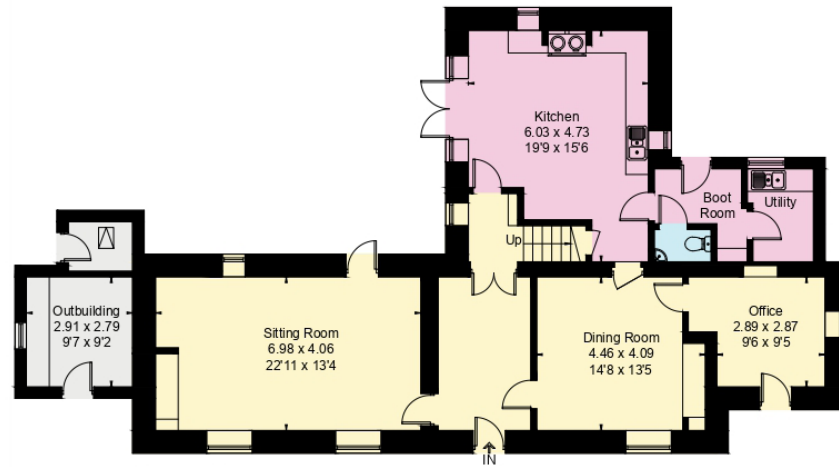
Approximate Floor Area = 257.8 sq m / 2775 sq ft
 Garage = 39.5 sq m / 425 sq ft
 Outbuildings = 10.5 sq m / 113 sq ft
 Total = 307.8 sq m / 3313 sq ft



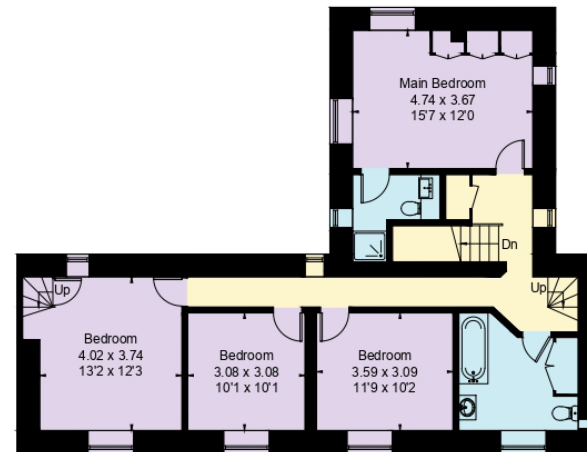
Reduced head height below 1.5m



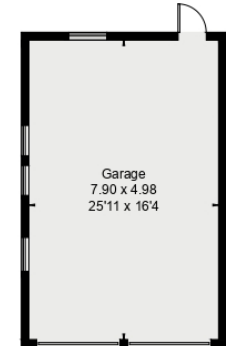
Second Floor



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

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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