



Garden Cottage, The Green, Bledington, Oxfordshire

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# Garden Cottage, The Green, Bledington, Nr Chipping Norton, Oxfordshire, OX7 6XQ

A delightful village property set in a secluded garden

Kingham Station 1 mile (London Paddington from 80 minutes), Stow-on-the-Wold 4 miles, Chipping Norton 4 miles, Oxford 22 miles, Cheltenham 24 miles

Hall | Sitting room | Kitchen/breakfast room  
Conservatory | WC/utility room | 3 Bedrooms  
2 Bathrooms (1 en-suite) | Part converted former garage | Garden and parking

EPC Rating E

## The property

Garden Cottage is a traditional, thatched property with exposed beams and stone floors. Set in a secluded garden in the heart of the popular village of Bledington, the cottage is set back from the village green from where a lane leads to the property. The front door opens into a hall with WC/utility room. There is a charming sitting room with inglenook fireplace with wood burning stove and French doors into the garden. Also off the hall is the kitchen/breakfast room with stone tile flooring and a door into the conservatory that looks over the garden. Stairs rise from the kitchen to a landing, off which are 3 bedrooms and 2 bathrooms, one of which is en-suite.

## Outside

Garden Cottage is situated at the end of a short drive which leads to a secluded garden with a number of mature trees and shrubs. There is a small pond and summer house. There is a former garage, which has had planning permission to convert to accommodation. This has been part converted and comprises stores and stairs to an upper floor. There is parking adjacent to the house.

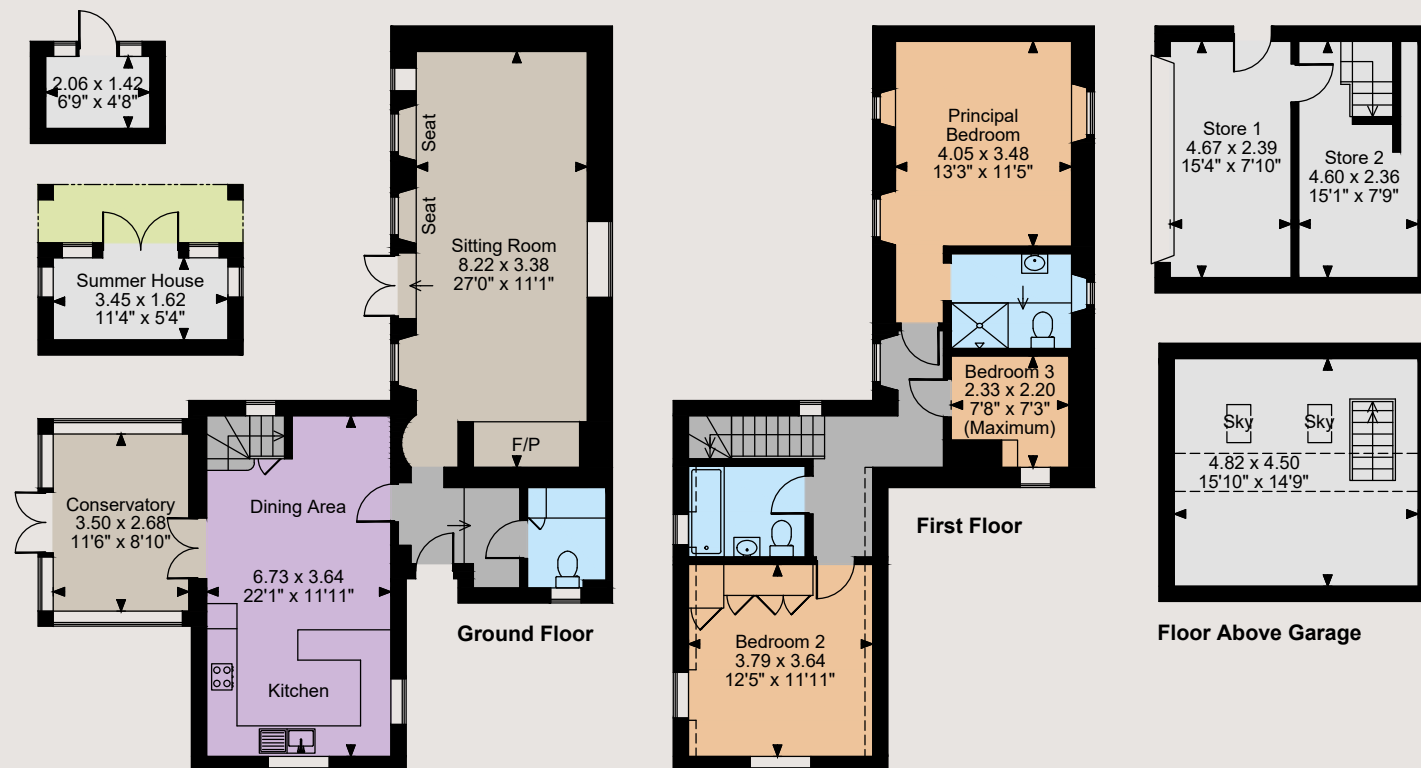
## Location

The much sought after village of Bledington is set in the heart of the North Cotswolds in an area renowned for its charm and picturesque villages. Set in a Conservation Area and an Area of Outstanding Natural Beauty, Bledington has a fine local pub, primary school and community village shop and cafe. Daylesford Organic is nearby and a regular rail service runs from Kingham station to Oxford and London Paddington taking from 26 and 80 minutes respectively. More extensive shopping, recreational and educational facilities are in the cultural centres of Oxford and Cheltenham.





Garden Cottage, The Green, Bledington  
Main House internal area 1,353 sq ft (126 sq m)  
Garage internal area 285 sq ft (27 sq m)  
Outbuildings internal area 91 sq ft (9 sq m)  
Total internal area 1,729 sq ft (161 sq m)



The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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## Directions

From Stow-on-the-Wold take the A436 towards Chipping Norton and then take the first right turn signed Bledington and Kingham. On entering the village of Bledington continue over the small bridge and turn right. The drive to Garden Cottage is the first access on the left-hand side. The property is at the top of the lane.

## General

**Local Authority:** Cotswold District Council, Tel: 01285 623000

**Services:** Mains water, electricity and drainage. Oil fired heating.

**Council Tax:** Band E

**Fixtures and Fittings:** Only those items known as fixtures and fittings will be included in the sale. All others, such as fitted carpets, curtains, light fittings and garden ornaments are specifically excluded.

**Tenure:** Freehold

**Planning:** Prospective purchasers are advised that they should make their own enquiries of the local planning authority

**Guide Price:** £815,000

## Moreton-in-Marsh

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