



ROSE VILLA

BLEDDINGTON

GLOUCESTERSHIRE

Rose Villa

Bledington, Gloucestershire

*Kingham Station 1 mile (London Paddington 85 minutes),
Chipping Norton 6 miles, Daylesford 3 miles,
Stow-on-the-Wold 5 miles, Burford 9 miles, Oxford 22 miles.
(All distances approximate)*

A handsome double fronted
Victorian property in a popular
Cotswold village.

VIEWINGS

Strictly by appointment. Butler Sherborn, Stow-on-the-Wold
T 01451 830731 E-mail: elizabeth@butlersherborn.co.uk

- Entrance Hall
- Cloakroom
- Open plan Kitchen Dining Room and Living Room
- Sitting room
- Master Bedroom ensuite
- 3 Further Bedrooms
- Study/5th Bedroom
- Family Bathroom
- Private Parking
- Store Room
- Garden & Terrace

DESCRIPTION

Rose Villa is an attractive double fronted Victorian house, constructed of red brick under a slate roof. Originating from the 1850's it is believed to have been the main home for the old smithy and had been in the same family until the current owners purchased it 9 years ago. The property still has many period features including sash windows, an original fireplace and tiled flooring. Set behind traditional black wrought iron railings with a Cotswold stone carved canopy above the front door there is a second set of wooden gates to the side which lead through to private parking, with an enclosed garden and terrace.





Arranged over two floors, the accommodation is well presented and currently serves as much loved family home. There is scope to rearrange the first-floor accommodation if required, subject to the necessary consents.

SITUATION & AMENITIES

The much sought after village of Bledington is situated in the heart of the north Cotswolds. Principally centred around the green and duck pond, the village, in the main, comprises period Cotswold stone properties. Bledington enjoys a wonderful community spirit with its renowned pub, The Kings Head winner of Pub of The Year 2018. It is also one of the last remaining villages to have retained a village hall, parish church and outstanding primary school.

The towns of Stow-on-the-Wold and Chipping Norton, about 4 and 6 miles distance respectively, have excellent shopping, recreational and business facilities, and the renowned Daylesford Organic Farm Shop & Spa is only five minutes away. The village shop in the neighbouring village of Kingham serves every day requirements.

Further facilities and extensive leisure activities and amenities can be found in Oxford and Cheltenham. Bledington is well located for commuting to London via the M40 and from Kingham Station being 1 mile distant, with mainline trains to London Paddington (approximately 85 minutes).

ACCOMMODATION

Entrance Hall with original tiled floor and staircase to first floor. **Cloakroom**. Door to **Sitting Room** with sash window to front and Victorian fireplace with decorative tiles.

The open plan **Kitchen / Dining/ Living Room** forms the heart of the house with handmade painted wooden units by 'Handmade Kitchen Company' and an oil-fired Heritage Duette range which also heats the water. Underfloor heating. Butlers sink surrounded by built in cupboards, irrocco wooden worktops, built in pantry, integrated dishwasher and washing machine and space for fridge/freezer. By folding glass doors to patio. The kitchen leads



through to the **Living Room**, with sash window to front and an AGA wood burning stove.

Inner hallway with large walk in storage room and glass door to the garden. Door through to **Master Bedroom** with En-Suite Shower Room. WC, washbasin and tiled shower cubicle.

Landing with a stained-glass window leads to **three** further **Bedrooms**, two of them at the front of the property. The **Study** could be incorporated into the adjoining bedroom if required. **Family Bathroom** with Karndean flooring, built in cupboard, Victorian style heated towel rail, shower cubicle, built in cupboard, WC, washbasin and freestanding slipper bath.

OUTSIDE

To the front has wrought iron railings with a wooden gate to the side which leads to the off-road parking and garden. The front of the house has shrubs

with climbing roses by the front door. The back garden is walled with wooden fencing above with climbers, shrubs and a cordoned apple tree along the boundary walls. Adjoined to the main house are two **Outbuildings**, one is a store room and the other houses the oil tank. The terrace is accessed from the Living Room and is ideal for summer entertaining. The rest of the garden is mainly laid mainly to lawn with a wooden shed on a raised decking area.

POSTCODE: OX7 6XB

DIRECTIONS

Upon entering the village from Stow on the Wold (B4450) pass over the bridge and turn right. Follow the road to the left and proceed toward the Church. Continue around the left-hand bend and Rose Villa is on the left-hand side.

FIXTURES AND FITTINGS

Only those items mentioned in these particulars are included in the sale. All other fixtures and fittings are expressly excluded.

TENURE AND POSSESSION

The property is for sale freehold.

SERVICES

Mains drainage, water and electricity Oil fired central heating. (No tests to the suitability of services have been carried out and intending purchasers should commission their own tests if required.)

LOCAL AUTHORITIES

Cotswold District Council, Trinity Road, Cirencester, Gloucestershire, GL7 1PX. Telephone 01285 643643

TAX BAND: E





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Photographs and sales particulars taken: September 2017



Butler Sherborn, Stow-on-the-Wold office:
 Parklands House, Park Street, Stow-on-the-Wold
 Gloucestershire GL54 1AQ
 T 01451 830731 E stow@butlersherborn.co.uk
 www.butlersherborn.co.uk

Rose Villa

Approximate Gross Internal Area = 146.7 sq m / 1579 sq ft
 Store = 9.3 sq m / 100 sq ft (Excluding Oil Tank)
 Total = 156.0 sq m / 1679 sq ft



Job Ref: 196987
 Illustration for identification purposes only. The plan has been created using previous drawings as reference material, therefore the accuracy of information cannot be guaranteed. Not To Scale.

