



# BARN COTTAGE

BLADINGTON

GLOUCESTERSHIRE

# Barn Cottage

Bledington, Gloucestershire

*Kingham Station 1 mile (London Paddington 90 minutes),  
Chipping Norton 6 miles, Stow-on-the-Wold 4 miles.  
(All distances approximate).*

An elegant village house with  
a separate barn and planning  
permission

## PRINCIPAL HOUSE

- Reception Hall
- Kitchen Breakfast Room
- Dining Room
- Sitting Room
- Utility Room
- Cloakroom
- Master Bedroom and Bathroom
- Guest Bedroom and Shower Room
- Bedroom 3 & Shower Room
- Bedroom 4 / Study

## THE BARN

Traditional Cotswold barn with planning permission for

- Open plan Sitting Room and Kitchen
- Home Office or Master Bedroom
- Cloakroom or Bathroom
- Guest Bedroom & Bathroom
- Garden & Private Parking

## DESCRIPTION

Originating from 1600's, Barn Cottage has recently been subject to a complete bare-wall renovation and extended by the current owner to a high standard with enormous style and character, to create a wonderfully elegant village house.



The accommodation, which is well appointed and flexible is arranged over two floors with good ceiling height creating a light and airy living space. Beautifully presented throughout, high quality fittings and underfloor heating are complimented by original period features including Inglenook fireplaces, stone mullion windows, elm floorboards and some exposed elm and oak beams.

A traditional Cotswold barn which stands within close proximity to the principal house now has valuable planning permission to convert it into a two storey ancillary accommodation with two bed rooms and two bathrooms with an impressive kitchen living space with vaulted ceiling.

Outside Barn Cottage is tucked away behind wooden gates with two garden areas and private parking.

Barn Cottage offers buyers an opportunity to acquire a versatile Cotswold property in an enchanting village that could serve either as a full time or second family home/holiday retreat with excellent links to London.

### SITUATION

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 award winning pub, The Kings Head. It is also one of the last remaining villages to have retained a village hall, a beautiful parish church and 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 award winning Daylesford Organic Farm Shop & Spa is only five minutes away. Soho Farmhouse can also be reached in less than half an hour. The village shop in the neighbouring village of Kingham currently serves every day requirements while the new community shop in Bledington itself has just started construction.

Further facilities and extensive leisure activities and amenities can be found in Oxford and Cheltenham. The schools in the area are excellent, both private and state.

Bledington is very well located for commuting to London via the M40 and from Kingham Station being 1 mile distant, with mainline trains to London Paddington (approximately 90 minutes).

### AMENITIES

Local sporting facilities in the area are excellent. There are Leisure Centres in Witney, Chipping Norton and Cirencester; Racing at Cheltenham, and Newbury; Polo at Cirencester Park. Golf courses in the area include Burford, Naunton Downs, Lyneham, Burford and Highworth. Fishing at Lechlade. Cotswold Water Park. Theatres and cultural activities in Cheltenham and Oxford.





## ACCOMMODATION

### PRINCIPAL HOUSE

The property is set behind wooden gates fronted by private parking.

### GROUND FLOOR

The front door open to the **Reception Hall** with tiled floor and settle with coat hooks. **Utility Room** with sink and built in British Standard cupboards housing a separate Miele washing machine and tumble dryer. Liebherr fridge freezer. **Kitchen Breakfast Room** with a built-in British Standard wooden units and work surface arranged around an electric 2 oven Aga, induction hob with integrated Miele dishwasher and under counter Liebherr fridge. Belfast sink. Dual aspect with a stable door to the side and double French doors to the front, leading out to a large tiled patio space for outdoor dining. Tiled floor. Seats 6 comfortably. **Sitting Room** with Inglenook open fireplace, exposed beams and tiled floor. Dual aspect with French door to the garden. **Dining Room** with Inglenook fireplace housing a wood burner. Dual aspect with tiled floor and stairs to the first floor. **Bedroom 4** a double room with double height ceiling and double French doors to garden. **Shower Room** with shower, WC and washbasin.

### FIRST FLOOR

A spacious landing with book shelves and space for a desk leads to the **Master Bedroom** dual aspect with double height ceiling and original elm floorboards. Feature fireplace. **Master Bathroom** with large freestanding cast-iron roll top bath, shower cubicle and washbasin. Heated towel rail and original elm floorboards. **Guest Bedroom 2** dual aspect with double height ceiling and cast-iron roll top bath. Bedroom 3 a single room. Total interior space is 1,787 sq ft (166 m sq).

### THE BARN

Located within close proximity to the main house is a lovely traditional stone barn which now has planning permission to be formally converted into a "party barn" with additional two bedroom and two bathrooms



accommodation, cloakroom, kitchen and study/coat room. Totalling 1,178 sq ft (109.4 m sq).

### GARDENS

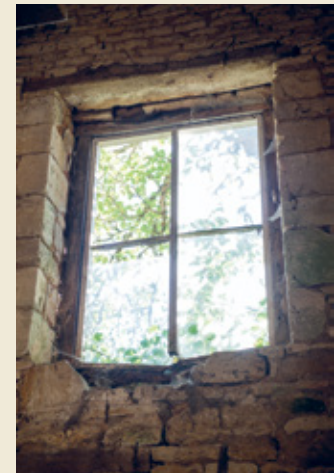
A gravelled driveway leads to the front of the house and barn and fronted by a lawn and pear tree. A gate leads to the side of the main house with a secondary garden edged with lavender and a gravelled path.

### SERVICES

Mains water and drainage. Oil fired central heating. Mains electricity. Broadband BT Infinity.

### FIXTURES AND FITTINGS

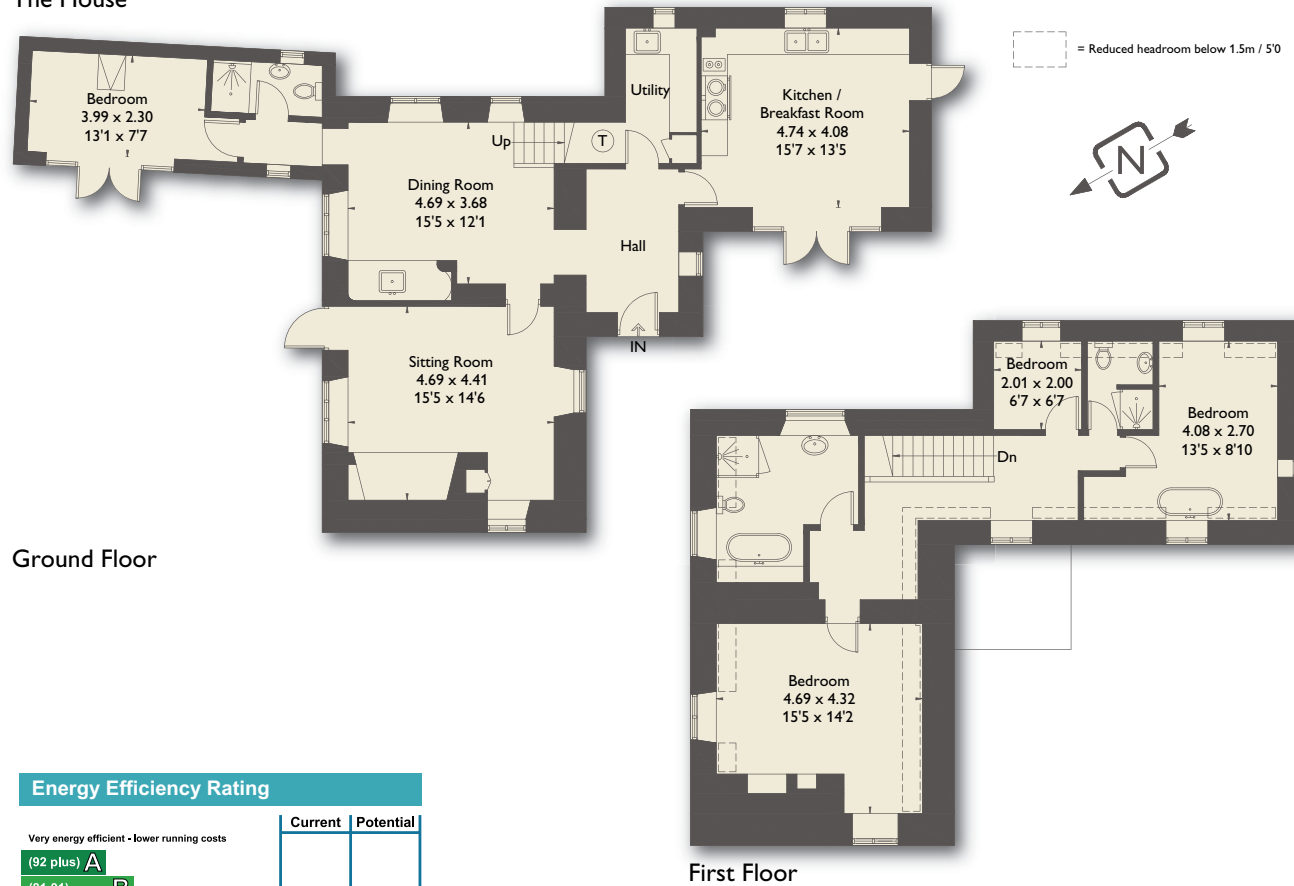
Only those items mentioned in these particulars are included in the sale. All other fixtures and fittings including curtains are excluded however will be available by separate negotiation if required.



# Barn Cottage, The Green Bledington, Chipping Norton, OX7 6XQ

Approximate Gross Internal Area = 166 sq m / 1787 sq ft

The House

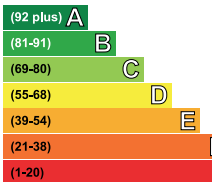


Ground Floor

First Floor

## Energy Efficiency Rating

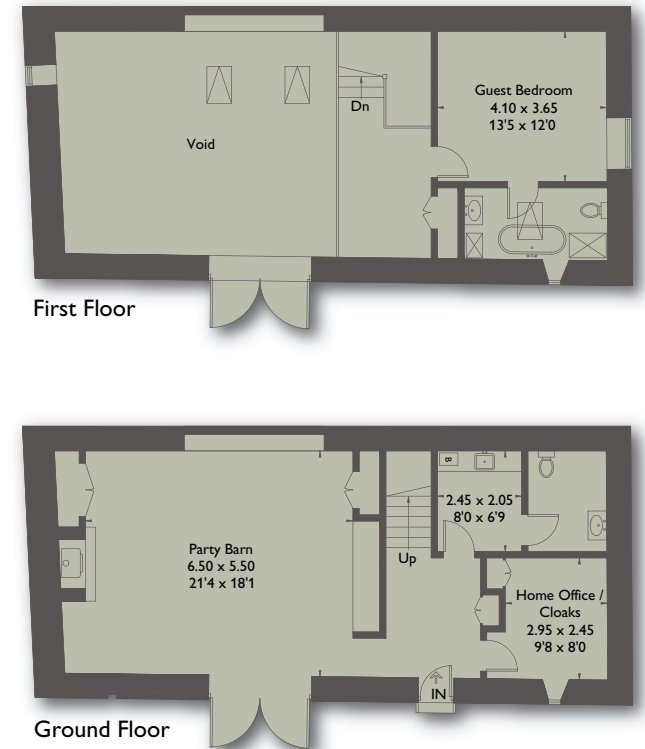
Very energy efficient - lower running costs



Current	Potential
64	77

Approximate Gross Internal Area  
109.4 sq m / 1178 sq ft  
(Excluding Void)

The Barn



First Floor

Ground Floor

FLOORPLANZ © 2018 0203 9056099 Ref: 219119

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

## PLANNING PERMISSION

APPLICATION REF: 17/04351/FUL FILE REF: CD.4193/D DATE OF DECISION: 2nd February 2018

“External alterations to convert barn to ancillary accommodation”

## LOCAL AUTHORITY

Cotswold District Council, Trinity Road, Cirencester, Gloucestershire, GL7 1PX, Tel: (01285) 623000.

## POSTCODE

OX7 6XQ

## COUNCIL TAX

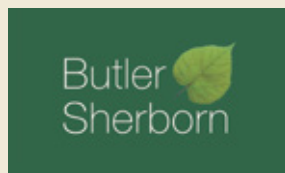
BAND F

## VIEWINGS

Strictly by appointment. Butler Sherborn, Stow-on-the-Wold T. 01451 830731 or The London Office T. 0207 839 0888. elizabeth@butlersherborn.co.uk

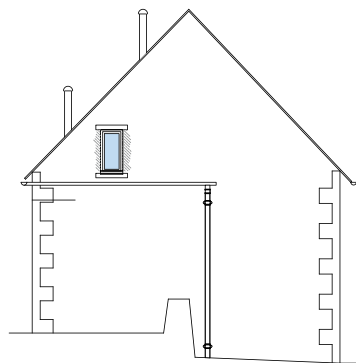
## DIRECTIONS

From Stow on the Wold, take the A424 towards Burford. Approximately 5 miles along the A424 take the left hand turning signposted Fifield (opposite the Merrymouth Inn). Turn right at the crossroads and left into Church Street. The entrance to Manor Barn will be found on the right opposite the church.

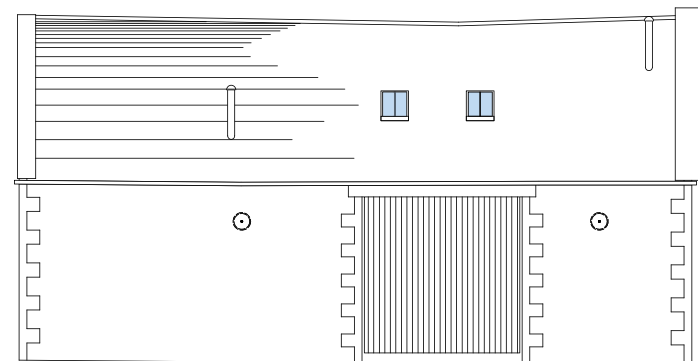


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## PROPOSED ELEVATIONS



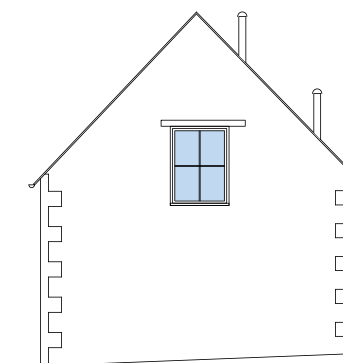
NORTH-EAST ELEVATION



SOUTH-EAST ELEVATION



NORTH-WEST ELEVATION



SOUTH-WEST ELEVATION

## DISCLAIMER

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Photographs taken: September 2018. Particulars written: September 2018.