



Rose Cottage, Bledington



Grade II listed Cotswold stone cottage in sought-after village

Bledington is a highly sought-after Cotswold village approximately 1 mile away from Kingham mainline station to London. The village includes an extensive village green, the award-winning public house, The King's Head Inn, a village hall, a church and an award-winning community shop and cafe. The local primary school, a short walk away, rates as Ofsted outstanding. In addition, there are a number of private schools, including those in Kitebrook, Cheltenham and Oxford and the well-known 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 is less than 10 minutes' drive. Leisure facilities in the area include racing at Cheltenham, Warwick and Stratford-upon-Avon and golf at nearby Lyneham. The surrounding countryside provides wonderful walking and riding along a network of footpaths, bridleways and byways. Bledington really does tick all the boxes, as well as offering a wonderful community in which to live.

Distances

Stow-on-the-Wold 4 miles, Kingham (mainline station to London Paddington 80 mins) 1 mile, Chipping Norton 7 miles, Burford 8 miles, Oxford 26 miles
(Distances and time approximate)





The property

Rose Cottage is in the popular Cotswold village of Bledington. The semi-detached cottage is set back from the lane and approached over a gravelled driveway. The front door leads into the main reception room with a central inglenook fireplace with an open fire. There is plenty of space for a dining room table within this room. The property has a wealth of period features, including stone mullion windows and original wood flooring. To the rear of the property the kitchen is fully fitted with wall and base units including a range style oven and hob with extractor fan over, dishwasher, washing machine and tumble dryer. A stable door leads out to the side driveway and garden. The bedroom accommodation can be found on the first floor with a double and single bedroom, both serviced by a family bathroom with wood panelling.

Outside

No doubt one of the unique points of Rose Cottage is the wonderful gardens backing onto meadow land. A driveway leads off the lane with plenty of parking behind a five-bar gate. The gardens are mainly laid to lawn with mature trees, flower borders and shrubs. The terrace offers a lovely space for al fresco dining and to enjoy the far reaching views. Timber outbuildings provide ideal storage space. Subject to any suitable planning permissions, there is certainly scope to extend Rose Cottage to the rear.

Services

Mains water, electricity, and drainage are all connected to the property, oil-fired central heating.

Tenure

Freehold

Local authority

Cotswold district council, Tax band - TBC

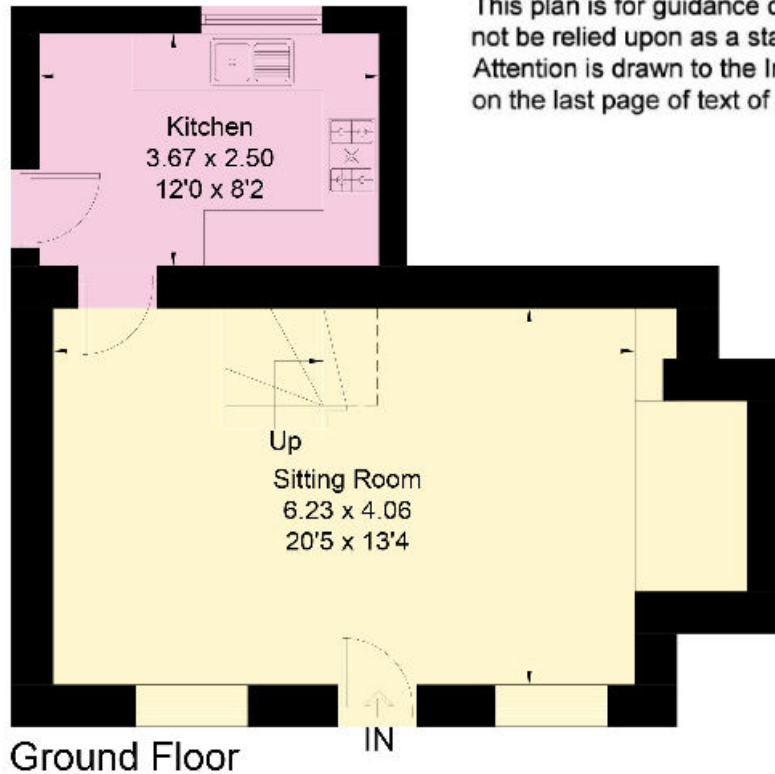
Guide price £595,000



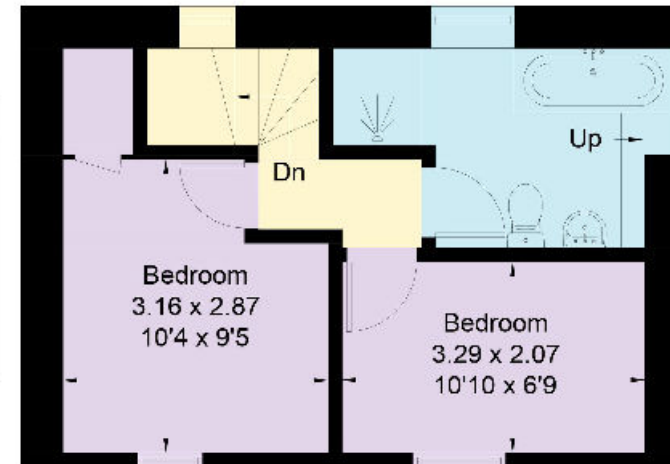
Approximate Floor Area = 66.8 sq m / 719 sq ft



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of text of the Particulars.



Ground Floor



First Floor

Knight Frank
Stow-on-the-Wold,
Brett House
Park Street
GL54 1AG
knightfrank.co.uk

01451 600617
helen.waddilove@knightfrank.com



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Particulars dated June 2024. Photographs and videos dated June 2024.

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