



Lavender Cottage, Bledington, Gloucestershire

Beautifully refurbished and extended detached family home

Location

Bledington is a highly sought-after North 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 Kings 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 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 and Bamford Club 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. The region is also rich in concerts, exhibitions, arts and literature festivals, and theatrical productions.

Distances

Stow-on-the-Wold 4 miles, Kingham (mainline station to London Paddington 80 mins) 1 mile, Chipping Norton 6 miles, Burford 8 miles, Oxford 26 miles.

(Distances and time approximate).



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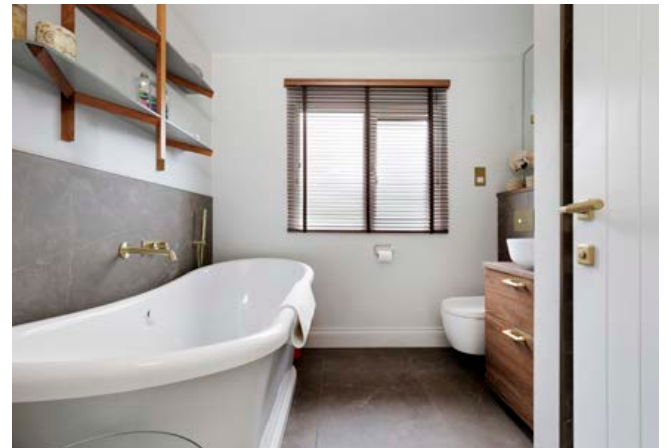
Lavender Cottage

Lavender Cottage is a detached stone house sitting centrally within this sought after village. The property has been extended and beautifully modernised to a very high standard by the current owners and now offers versatile accommodation to suit a wide range of buyers. On entering Lavender Cottage, you are greeted by a bright and spacious entrance hall with roof light which in turn leads through to a rear hall. No doubt the heart of the home is the impressive bespoke kitchen/breakfast/family room which has a central island, integrated appliances and a log burning stove. The bay window overlooks the front garden with window seating making this a wonderful entertaining space. The rear hall leads into a cosy sitting room and through to the conservatory/dining room with double doors to the rear garden. There is a large fully fitted utility/boot room to the rear, with a door to the garden and an adjacent cloakroom. To the other side of the main entrance hall is an annexe with a snug room, double bedroom with en suite shower room and kitchen area. This could easily be integrated back into the main house or provide additional accommodation or even an income as a holiday let, as it has its own separate entrance.

Upstairs there are three good sized bedrooms all with plenty of storage and a luxury family bathroom with roll top bath and separate shower. An independent home office sits to one corner of the garden and offers a stunning space to work from home with power, insulation and heating.









Outside

Lavender Cottage is approached over a block paved driveway through gates into a large gravelled parking area and enclosed garden. The south facing rear garden has a terrace and is mostly laid to lawn, with access to both sides of the property from the front. The Home office is situated to one side of the garden.

Property Information

Tenure: Freehold.

Services: Mains water, electricity, drainage are connected.
Oil fired central heating.

Local Authority & Council Tax Band: Cotswold District Council. Council Tax D

Postcode: OX7 6XB



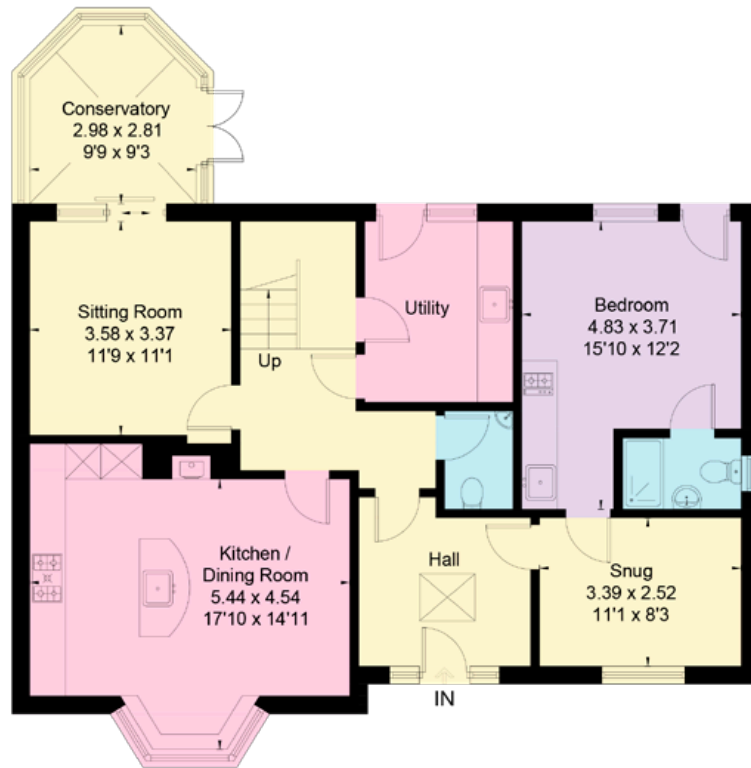
Approximate Gross Internal Floor Area

Main House: 66.4 sq m / 1791 sq ft

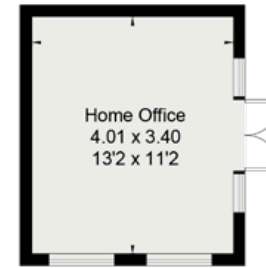
Home Office: 13.6 sq m / 146 sq ft

Total: 180.0 sq m / 1937 sq ft

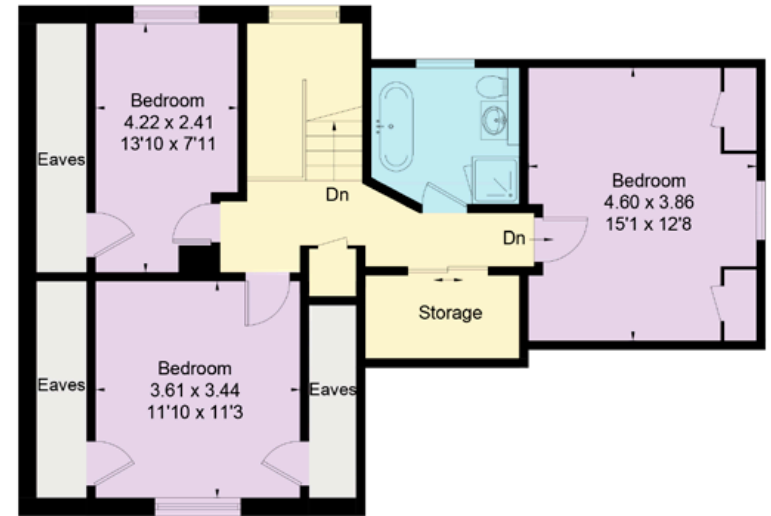
(Excluding Eaves)



Ground Floor



(Not Shown In Actual Location / Orientation)



First Floor

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 the text of the Particulars.

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I would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated November 2024. Photographs and videos dated November 2024.

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