



LITTLE MANOR

Bledington, Oxfordshire



AN IMPRESSIVE PERIOD HOME IN ONE OF THE MOST SOUGHT AFTER LOCATIONS IN THE COTSWOLDS

Stow-on-the-Wold 4 miles, Kingham (mainline station to London Paddington 76 mins) 1 mile,
Chipping Norton 7 miles, Burford 8 miles, Oxford 26 miles
(distances and times approximate)

Ground Floor: Entrance hall | Drawing room | Sitting room/Dining room | Kitchen breakfast room | Snug | Study | Cloakroom

First Floor: Principal bedroom with en suite | Guest bedroom with en suite three | Four further bedrooms with two family bathrooms

Outside: Driveway with parking | Mature gardens | Cotswold stone outbuilding with consent to convert to ancillary accommodation
Thatched outbuilding

In all 0.85 acres

SITUATION

Bledington is a highly desirable North Cotswold village, just one mile from Kingham station, offering direct trains to London. At the heart of the village is a large green, home to the award-winning Kings Head Inn, a village hall, a historic church, and a renowned community-run shop and café.

Day-to-day amenities are available in Stow-on-the-Wold, Burford, and Chipping Norton, with a wider selection in Cheltenham and Oxford. The celebrated Daylesford Organic Farm and Bamford Club are less than a 10-minute drive away.

The local primary school is rated Outstanding by Ofsted, with secondary education at The Cotswold Academy in Bourton-on-the-Water. Private schooling is also well catered for, with nearby options including Kitebrook, Cheltenham, and Oxford schools.

The North Cotswolds offers a wealth of sporting and recreational activities. Cheltenham Racecourse hosts the prestigious Cheltenham Gold Cup and other major events, while golfers can enjoy courses at The Wychwood, Burford and Chipping Norton. Rugby enthusiasts can catch matches in Gloucester, and the surrounding countryside provides an extensive network of footpaths and bridleways for walking, cycling, and horse riding.





THE PROPERTY

Little Manor is an exceptional Grade II Listed period home, formerly known as The Old Hall, beautifully positioned overlooking the village green. The main house is believed to date from the 18th century, with an earlier 17th-century rear wing, and showcases classic Cotswold architecture. Constructed of mellow Cotswold stone beneath a Stonesfield slate roof which was replaced in 2023, the property retains a wealth of original character throughout.

Historic features are present both inside and out, including stone mullion windows, an attractive stone casement over the front door, exposed timbers, window seats, and charming inglenook recesses in the sitting room and snug.

The accommodation is generous and well arranged. To the front are two elegant principal reception rooms—the drawing room and sitting room / dining room—both enjoying serene views across the green. The farmhouse kitchen features quarry tiled flooring, an Aga and walk-in larder, leading through to a cosy snug with an inglenook recess and beyond into a wonderful study, perfect for working from home.

On the first floor, the dual-aspect principal bedroom includes an en suite bathroom; the guest bedroom also benefits from an en suite. Two further bedrooms and a family bathroom complete this floor. The second floor offers a fifth bedroom with bathroom, and a further study/bedroom —ideal as a quiet home office or hobby room.









OUTSIDE

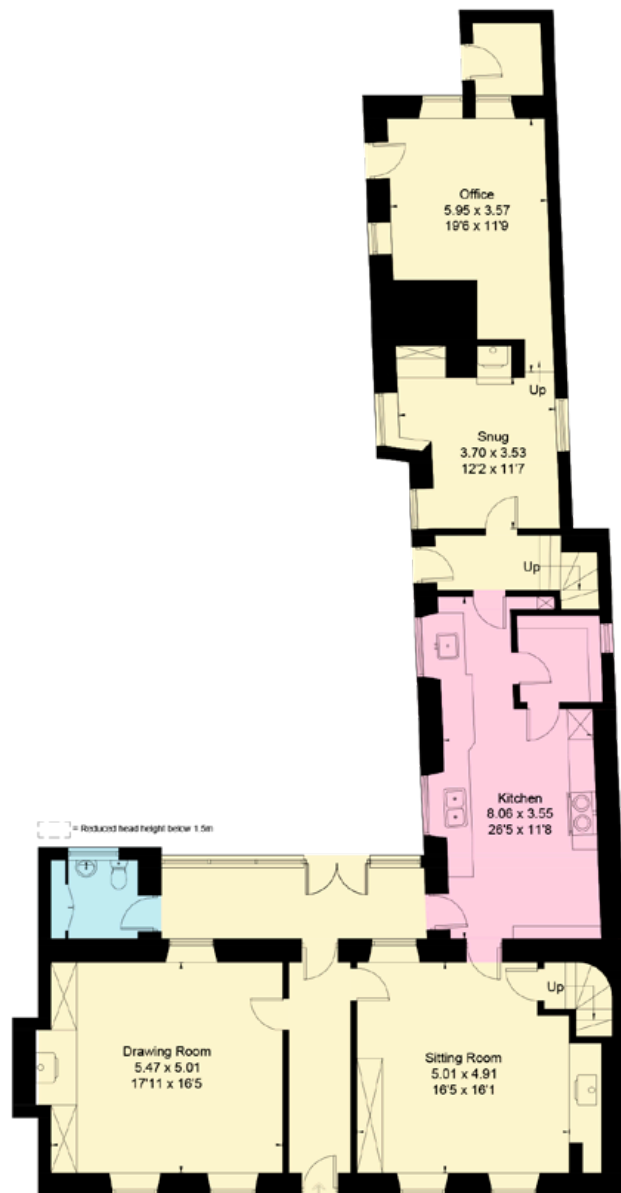
a gravelled driveway provides parking and leads to the former coach house, which has planning permission for conversion to an ancillary accommodation (Cotswold District Council ref: 25/00017/LBC).

The gardens, extending to just under one acre, are thoughtfully divided into formal and informal areas. Highlights include a thatched, open-bay former cow byre, perfect for summer entertaining, as well as an orchard and a former vegetable garden.

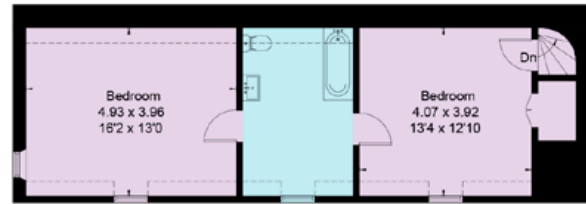
Little Manor is a rare opportunity to acquire a distinguished Cotswold home of significant heritage and charm, beautifully suited to both family living and entertaining.



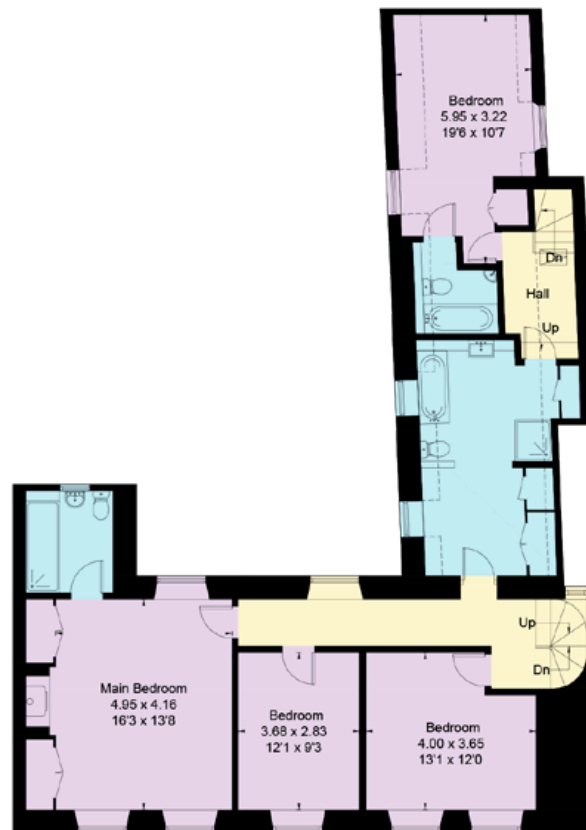




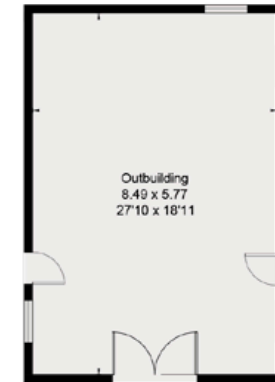
Ground Floor



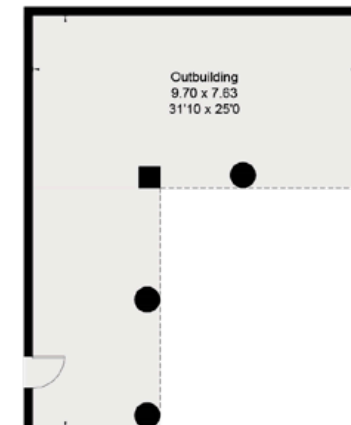
Second Floor



First Floor



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)

Approximate Gross Internal Area

Main House = 324.5 sq m / 3493 sq ft

Outbuildings = 51.7 sq m / 556 sq ft

Total = 376.2 sq m / 4049 sq ft (Excluding Open Space)

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

PROPERTY INFORMATION

Services: Mains water, electricity and drainage. Oil fired central heating. Gigaclear broadband with up to 900 mbps.

Fixtures and Fittings: Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings, garden ornaments etc. are specifically excluded but may be made available by separate negotiation.

Local Authority: Cotswold District Council. Telephone: 01285 623000

Council Tax: Band F

EPC Rating: F (24 F)

Location: OX7 6XQ

What3words: ///departure.mixed.immediate

Viewings: All viewings must be made strictly by appointment only through Knight Frank

Leigh Glazebrook
01451 600613
leigh.glazebrook@knightfrank.com

Stow-on-the-Wold
Brett House, Park Street
Stow-on-the-Wold GL54 1AG

[knightfrank.co.uk](https://www.knightfrank.co.uk)



Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. 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. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated January 2026. Photographs and videos dated 2011 and January 2026. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.

