



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

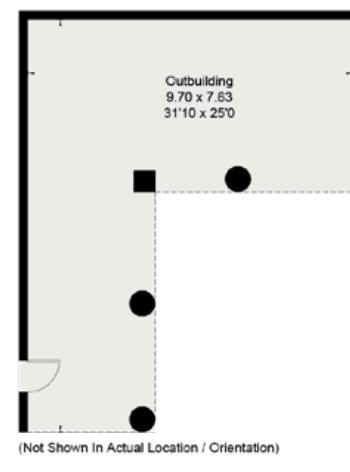
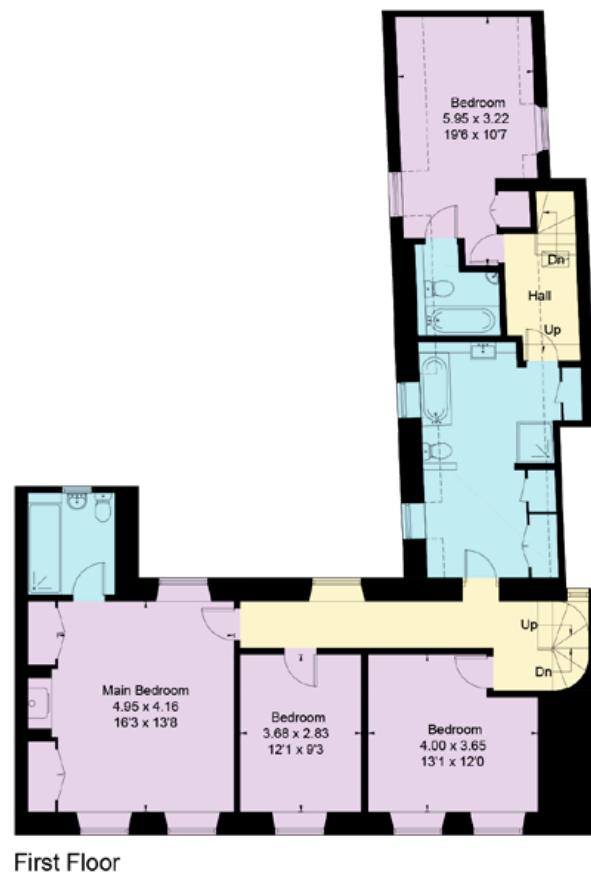
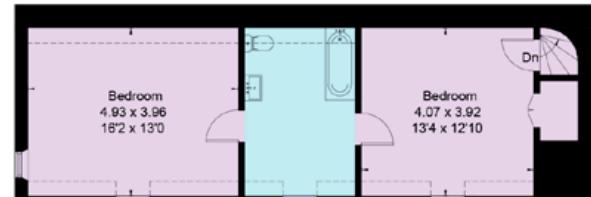
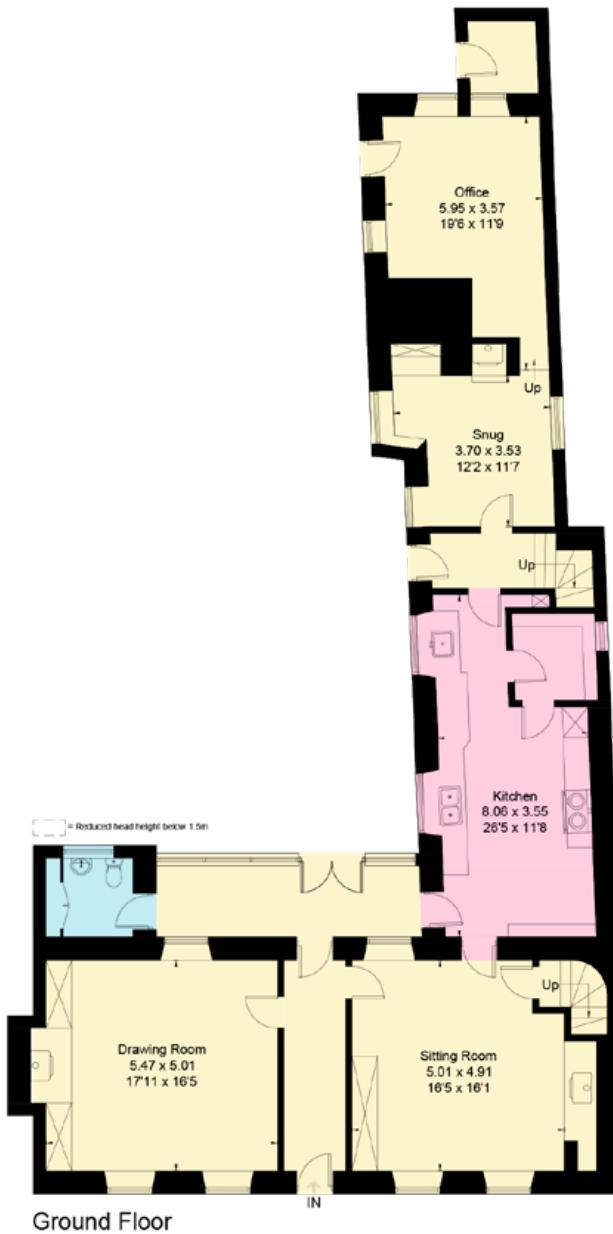
a gravelled driveway provides parking and leads to the former coach house, which has planning permission for conversion to an ancillary accommodation (Cotswold District Council ref: 25/00017/LBC).

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.







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

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