



A beautifully presented Grade II village cottage

Milton Cottage, Main Street, Bledington, Chipping Norton, Oxfordshire, OX7 6UX

Freehold

savills

Entrance lobby • kitchen/breakfast room • sitting/dining room • three bedrooms • family bathroom • south-facing walled garden.

Distances

Kingham 1 mile (mainline station London/Paddington from 86 minutes). Stow-on-the-Wold 4.5 miles. Chipping Norton 6 miles. Burford 8 miles. Cheltenham 23 miles. Oxford 27 miles (all distances and times are approximate).

Situation and Communications

Situated in the heart of the North Cotswolds, Bledington has a fine local pub (Good Pub Guide Pub of the Year 2018), Ofsted rated 'outstanding' primary school (2011) and is near to a good number of private schools catering for all ages. There is an active church dating back to Norman times. Nearby Kingham provides further facilities including Daylesford Organic whilst Stow-on-the-Wold and Chipping Norton are within 4.5 and 6 miles respectively. Regular rail services to Oxford and London Paddington from Kingham Station from 27 and 86 minutes respectively. More extensive shopping, recreational and educational facilities can be found in Oxford, Cheltenham and Stratford-upon-Avon.

There is an excellent range of private and state schools in the area including Kitebrook at Moreton-in-Marsh, Cheltenham College and Cheltenham Ladies College in Cheltenham and a wide choice of schools in and around Oxford.

Leisure and sporting pursuits include golf courses are Naunton Downs, Chipping Norton and Burford. There are National Hunt racecourses at Cheltenham and Stratford-upon-Avon. The area offers a wealth of fine houses and gardens to visit and an abundance of wonderful walks and bridleways. The Cotswolds' year is packed with events, ranging from world famous international festivals like Cheltenham Literature Festival and Cheltenham Gold Cup Week to major musical events such as the Wilderness Festival, Cornbury Festival or the Big Feastival, as well as a busy events calendar featuring concerts, exhibitions, arts and literature festivals and theatrical productions.

Milton Cottage

Milton Cottage is a charming, Grade II listed former coach-house constructed of red brick under a slate roof. The charming accommodation is arranged over two floors with attractive period features including exposed beams and an open fireplace.

The entrance lobby opens to the kitchen/breakfast room which is fitted with a range of country-style units and a built in sitting area which seats four. A door leads to the dual aspect sitting/dining room which is a bright and cheerful room with painted timbers and a fireplace





housing a wood burning stove with built-in display shelves with cupboards beneath. There is ample space for a dining table and chairs. On the first floor are two double bedrooms. Bedroom 3 is a single and could also be used as a study or dressing room if required. There is a well-appointed bathroom.

To the rear is an attractive south facing terraced patio enclosed with a red brick wall. There are raised Cotswold stone flower beds stocked with a variety of plants. There is also a red brick shed and a covered wood store.

The cottage would serve as a permanent residence, weekend retreat

General Information

Local Authority

Cotswold District Council, telephone 01285 623000.

Services

Mains electricity, water and drainage are connected. Telephone line subject to BT transfer regulations.

Tenure

Freehold.

Wayleaves, Easements and Rights of Way

The property is sold subject to the benefit of all rights including rights of way, whether public or private, light, support, drainage, water and electricity supplies and any other rights and obligations, easements and proposed wayleaves for masts, pylons, stays, cables, drains and water,

gas and other pipes, whether referred to in the Conditions of Sale, or not.

Directions OX7 6UX

From Stow-on-the-Wold take the A436 signposted to Chipping Norton. After about half a mile, turn right, signposted to Kingham. On the B4450. Follow this lane into Bledington, over the stream and bear left. Bear right passing the Post Office and immediately on your right you will see Milton Cottage.

Energy Performance

A copy of the full Energy Performance Certificate is available upon request.

Viewing

Strictly by prior accompanied appointment with Savills.

Date of Information

Particulars prepared: March 2021. Photographs taken: March 2021.



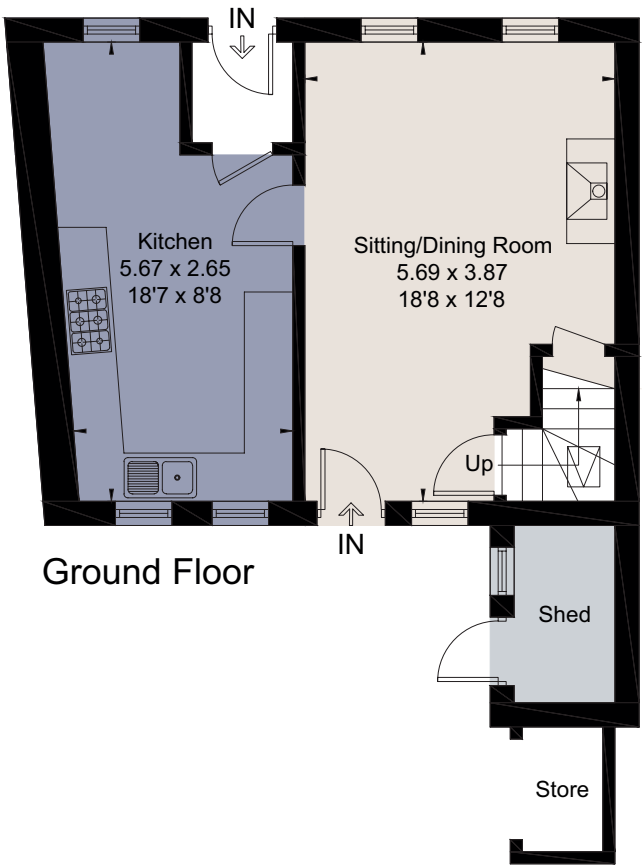
Milton Cottage, Main Street, Bledington, Chipping Norton, Oxfordshire, OX7 6UX
Approximate Area 78.8 sq m / 848 sq ft (Excluding Shed / Store)



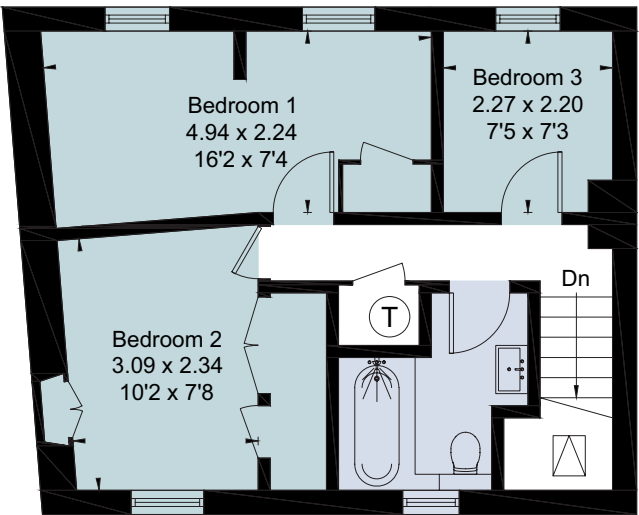
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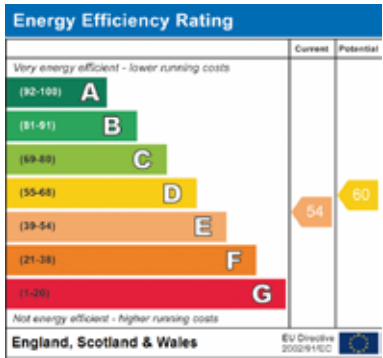
Kay McCluskey
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Ground Floor



First Floor



For identification only. Not to scale. © 210324KM

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