



A wonderful detached period home

Chestnuts, Bledington, Oxfordshire

Guide £1,495,000 Freehold



Entrance hall • Drawing room • Dining room • Kitchen /
Living room • Sitting room • Boot room • Utility room
5 bedrooms • 3 bathrooms
Self-contained annexe with sitting room, kitchen, shower
room and mezzanine bedroom
Parking • Gardens

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)

Bledington is a small village
situated on the edge of this
popular Cotswold location,
approximately 1 mile away from
Kingham mainline station. The
village includes an extensive
Village Green, the Award
Winning Public House, The
King's Head Inn, a village hall,
church and thriving community
village shop with cafe.

In addition to the local
schools in Kingham and
Bledington, there are a number
of private schools including
those in Kitebrook, Cheltenham
and Oxford and the well known
Cotswold School.

Day-to-day amenities can be
found at Stow-on-the-Wold,
Burford and Chipping Norton
with a wider selection at
Cheltenham and Oxford. The
renowned Daylesford Organic
Farm Shop is just three miles
away with Soho Farmhouse just
thirteen miles away.

Communications are
excellent with rail links from
Kingham to Oxford and
London Paddington and the
national motorway network via
the A40 leading to the M40
Junction 8 and the M5 Junction
11A.

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.





Chestnuts

Chestnuts is a delightful detached village home with picturesque views across the village green in the heart of the village. The property offers a number of beautiful period features and benefits from generous mature gardens, a self-contained annexe and parking for several vehicles. The front door leads into a light entrance hall with flagstone floors and exposed beams and on to a formal dining room with open fireplace. The drawing room beyond is a wonderful space with open fire, flagstone floors and views into the front gardens. The most impressive part of the living space has to be the kitchen living room with a range of fitted units with Aga at one end with space for dining and enough room for a cosy sitting area. The room benefits from plenty of light with doors leading out onto the mature gardens. The remainder of the ground floor accommodation offers a sitting room/study, cloakroom and a utility room which leads through to a boot room with external door and facilities for washing off muddy dogs or children.

On the first floor a principal bedroom is on hand with open plan en suite along with a further four double bedrooms and two generous family bathrooms. A sixth bedroom/study can be found on the second floor.

Outside

The well-manicured gardens provide great space to enjoy the good weather with a range of mature beds and trees, a large lawn and generous terrace. A fantastic detached annexe provides extra living space with an open plan living space and kitchen, shower room and mezzanine bedroom.

A large driveway provides ample parking for several vehicles.



Annexe



Services

Mains water, electricity and drainage are connected to the property. Oil fired central heating.

Local Authority

Cotswold District Council.
Telephone 01285 623000.

Tenure

Freehold with vacant possession on completion.

Council Tax

Band = G

Directions (OX7 6XQ)

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 the village Bledington, and at the Village Green just after crossing the stream the property is on the left hand side.

Energy Performance

A copy of the full Energy Performance Certificate is available upon request.
EPC Rating = E

Viewing

Strictly by appointment through Savills or Strutt & Parker.

Particulars prepared: June 2022. Photographs taken:

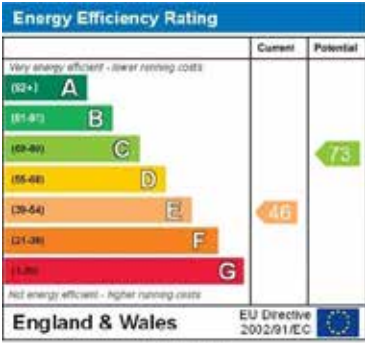
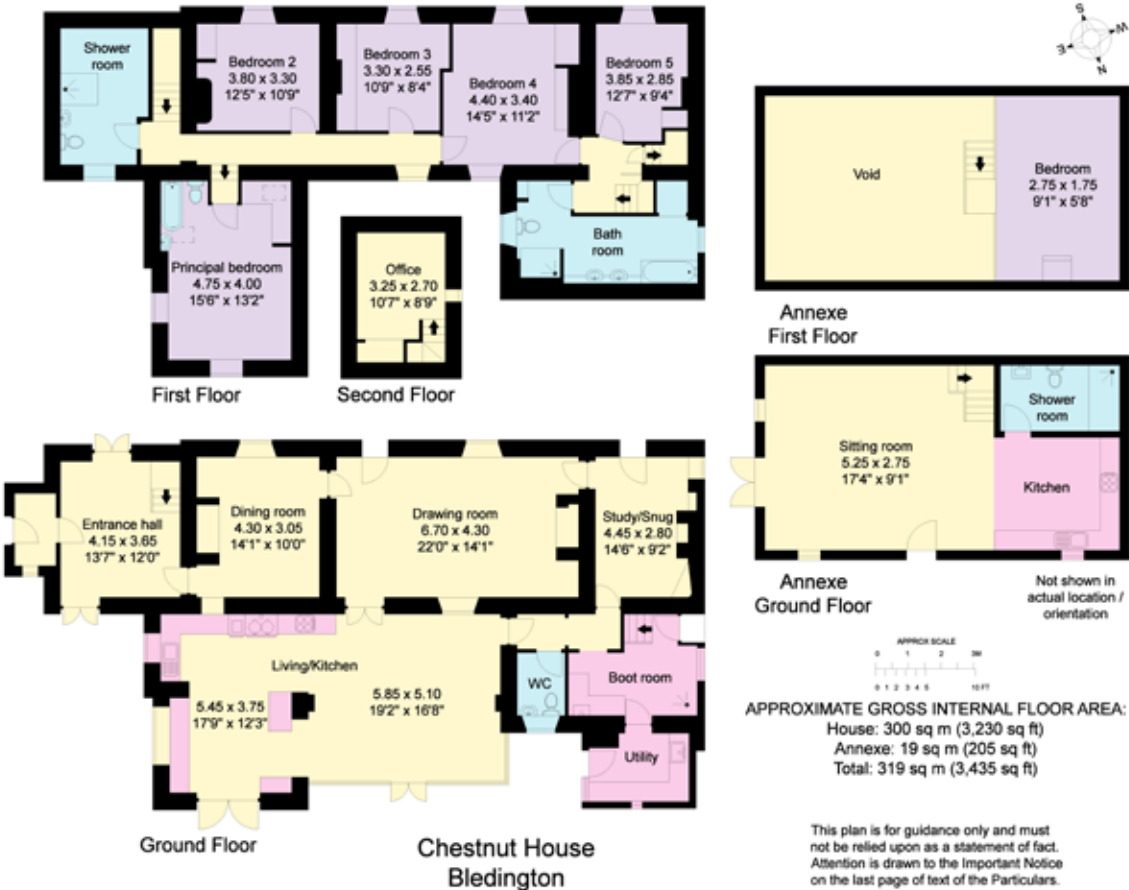






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