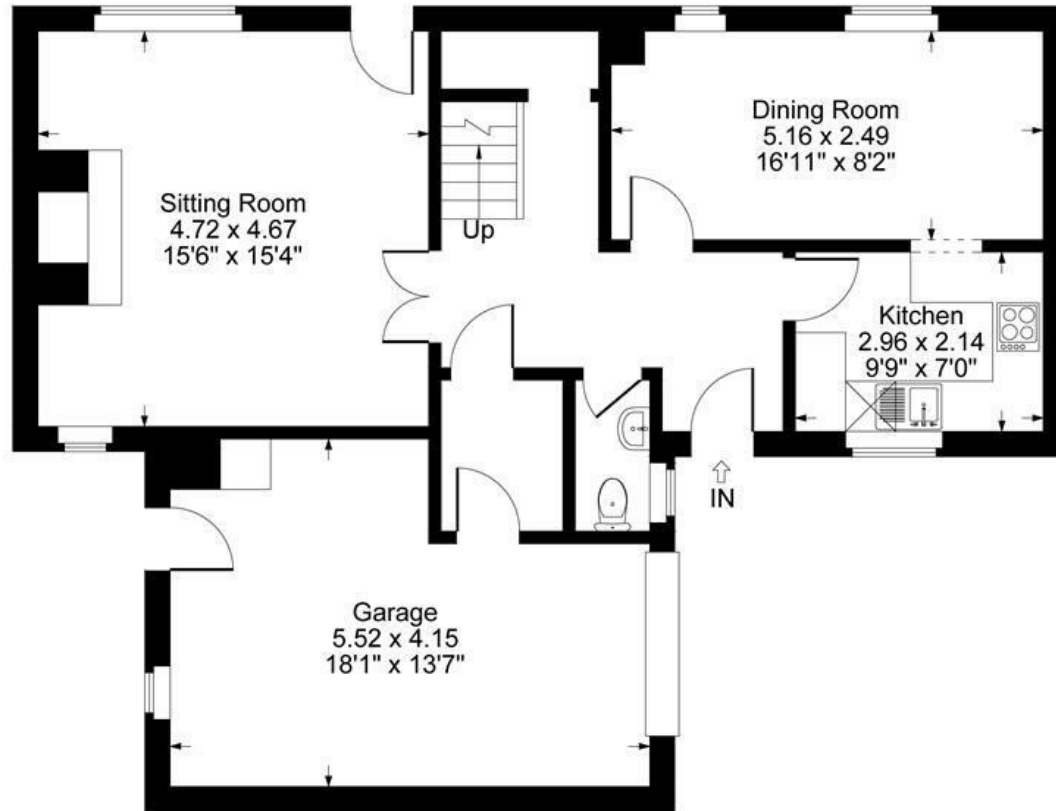






The floor plan for the second floor features a central staircase labeled "Dn" (Down). Surrounding the staircase are four bedrooms with the following dimensions:

- Top Left Bedroom: 4.79 x 2.53 (15'9" x 8'4")
- Top Middle Bedroom: 2.53 x 2.04 (8'4" x 6'8")
- Top Right Bedroom: 4.82 x 2.99 (15'10" x 9'10")
- Bottom Center Bedroom: 5.51 x 4.15 (18'1" x 13'7")

A bathroom is located between the top middle and top right bedrooms, containing a toilet, sink, and bathtub. The plan also shows various closets and a central hallway connecting the rooms.

Approximate Gross Internal Area
Ground Floor = 60.08 sq m / 647 sq ft
First Floor = 81.32 sq m / 875 sq ft
Garage = 20.48 sq m / 220 sq ft
Total Area = 161.88 sq m / 1742 sq ft
Illustration for identification purposes only,
measurements are approximate, not to scale.

The Property

A charming four-bedroom house located in the centre of one of the Cotswolds' most desirable villages, offering an exciting opportunity for modernisation and the chance to create a wonderful family home.

The ground floor features a spacious sitting room, a kitchen with an adjacent dining room ideal for entertaining, a convenient downstairs cloakroom, and direct internal access to the garage.

Upstairs, the property offers a generous principal bedroom, two further double bedrooms, a single bedroom, and a family bathroom.

With excellent potential to update and personalise, this home presents a rare opportunity in a sought-after village setting, all within a short drive of Kingham Station, providing convenient transport links to Oxford and London.

The Situation

Bledington is a picturesque Cotswold village in Gloucestershire, known for its wide, stream-crossed green, historic St. Leonard's Church, and the popular Kings Head Inn. Located on the border of Gloucestershire and Oxfordshire, southeast of Stow-on-the-Wold in the Evenlode Valley and dates back to Saxon times (AD 798), was mentioned in the Domesday Book (1086), and was once owned by Winchcombe Abbey.







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