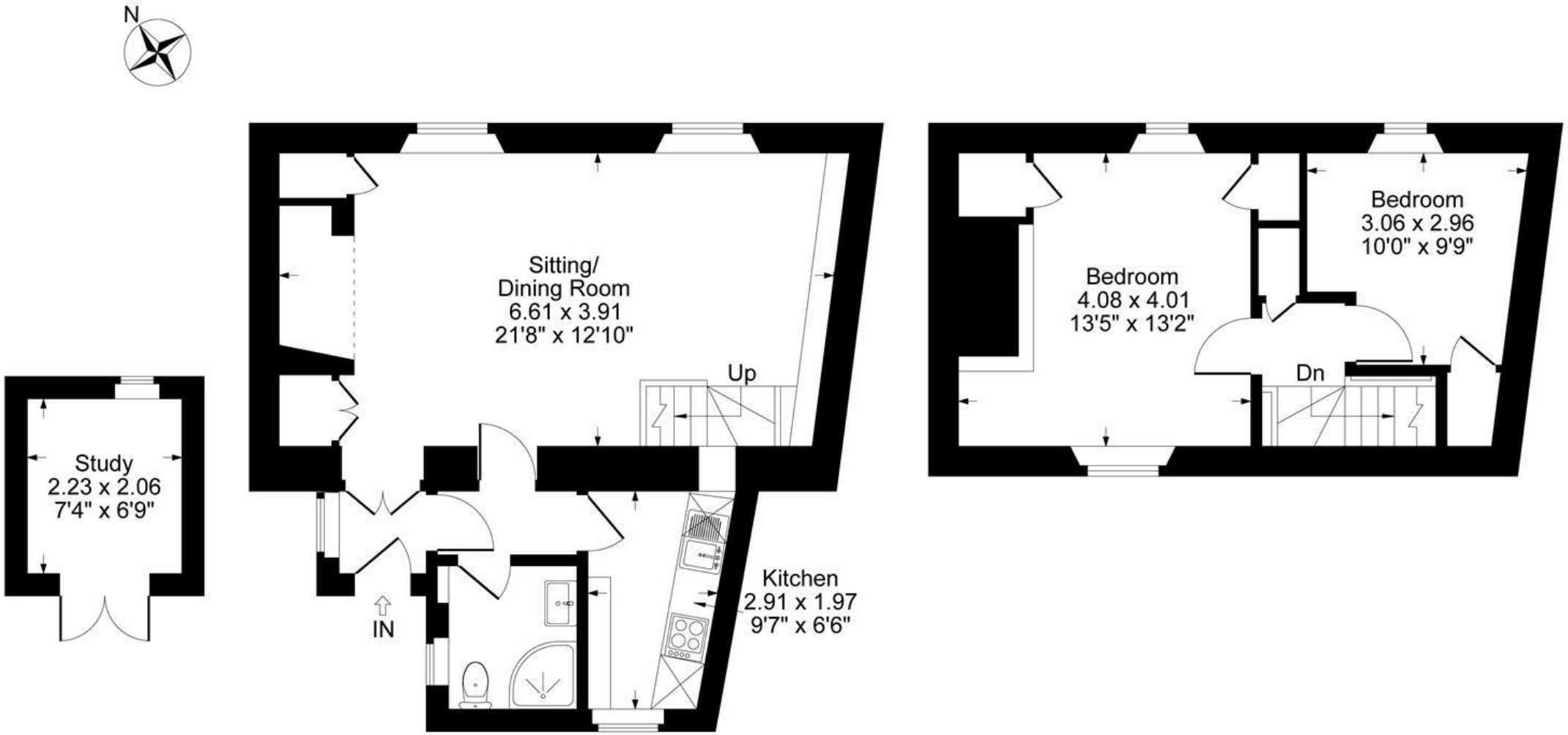

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ESTATE AGENTS
Main Street, Bledington



Outbuilding

Ground Floor

First Floor

Approximate Gross Internal Area
Ground Floor = 43.91 sq m / 473 sq ft
First Floor = 28.77 sq m / 310 sq ft
Outbuilding = 4.80 sq m / 52 sq ft
Total Area = 77.48 sq m / 835 sq ft

Illustration for identification purposes only,
measurements are approximate, not to scale.

The Property

Poole Cottage is an attractive period cottage situated in the sought-after village of Bledington, within walking distance of Kingham railway station. The property has been comprehensively renovated throughout, with works completed during 2025 and 2026, creating a well-considered home which combines original character with modern finishes.

The accommodation begins with a tiled entrance porch, providing a useful space for coats and shoes, leading through to the rear hallway. Newly laid flagstone flooring runs throughout the ground floor, immediately adding to the character of the cottage.

The kitchen was newly fitted in 2025 and has been cleverly designed to maximise the available space, with an excellent range of storage and integrated appliances including a fridge, washing machine and microwave. Also positioned to the rear is a recently fitted shower room, completed in summer 2026, with tiled walls and flooring, a walk-in shower, wash basin with vanity unit and WC.

Spanning the full width of the front of the cottage is the living and dining room. This is a stand out feature of the cottage, with exposed ceiling beams and an attractive inglenook fireplace housing a log-burning stove. The room provides distinct areas for both sitting and dining, with ample space for a good-sized dining table.

Stairs rise to the first floor, where there are two spacious double bedrooms. The principal bedroom is particularly characterful and benefits from two built-in cupboards, whilst the second bedroom is also a comfortable double with its own built-in cupboard. Original windows have been retained throughout, preserving the cottage's character, with secondary glazing fitted to help improve insulation and retain warmth.

The rear garden has also been recently upgraded and provides a lovely space for outdoor dining and entertaining. Immediately outside the house is a paved patio, with steps leading up to a larger patio area. Beyond this is an area of lawn, with the garden office positioned at the far end. The office will remain and benefits from power, lighting and a connection to the house Wi-Fi, making it a useful space for home working. The garden is enclosed by a traditional Cotswold stone wall to one side and a newly installed timber fence to the other, with a garden shed also providing useful storage. A garden gate provides access to the front of the property.

Poole Cottage is ideally positioned within the village, close to the local pub, primary school and village hall, within walking distance of Kingham station providing convenient rail connections to Oxford and London.

Viewing is highly recommended to appreciate the quality of the recent renovation and the accommodation on offer.

Situation

Bledington is a highly regarded North Cotswold village, offering an attractive blend of traditional village life and excellent transport connections. A particular advantage is its proximity to Kingham railway station, located less than a mile away, with direct services to London Paddington (1hr20mins), making the village well suited to both commuters and those seeking a country home within easy reach of the capital.

The village has a strong community feel, with an attractive village green, the popular King's Head Inn, a parish church, village hall and community-run shop and café. There is also a well-regarded village primary school.

The nearby market towns of Stow-on-the-Wold, Chipping Norton and Burford provide a wider range of shops, restaurants and everyday amenities. Daylesford Organic and Bamford Wellness Spa are also within easy reach, alongside the popular Soho Farmhouse and Estelle Manor. Oxford and Cheltenham offer further shopping, dining and cultural attractions.

The surrounding countryside provides an excellent setting for walking, cycling and riding, with an extensive network of footpaths and bridleways.





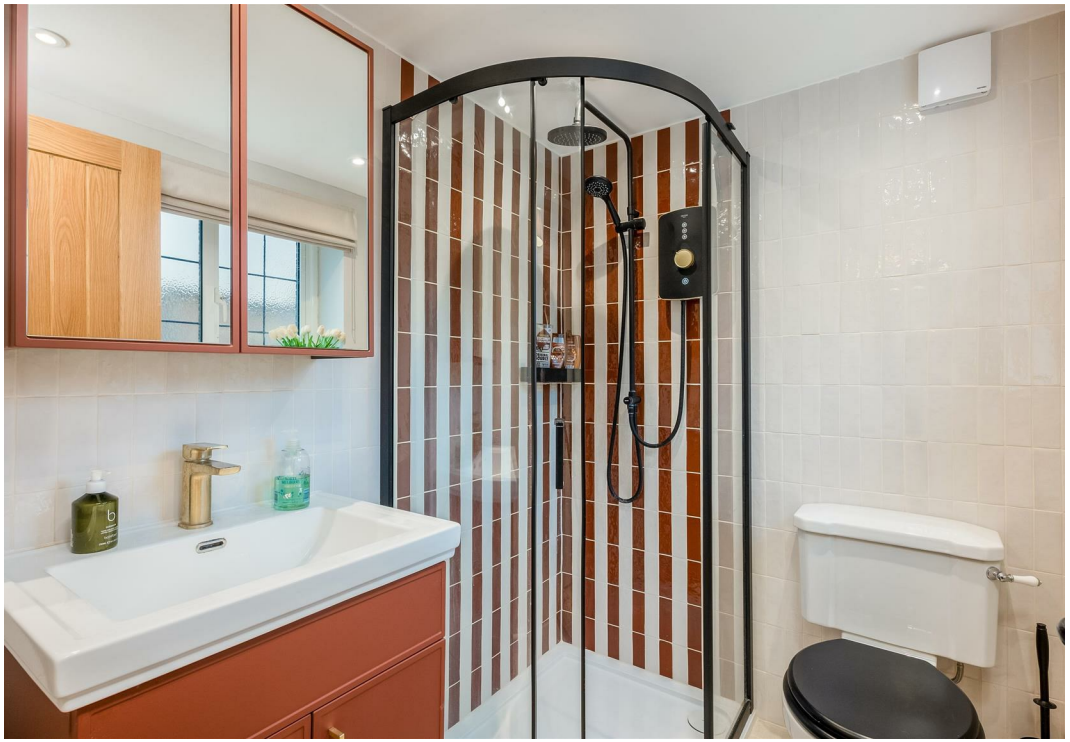

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