

Tally-Ho Cottage

Bledington



HAYMAN-JOYCE

TALLY-HO COTTAGE

OLD BURFORD ROAD
BLEDINGTON
CHIPPING NORTON
OXFORDSHIRE
OX7 6UT

EXTENSIVELY RENOVATED AND
STYLISH TWO BEDROOM COTTAGE
IN A PRIME VILLAGE

SITUATION

Bledington is a charming and sought after Cotswold village set within the picturesque Evenlode Valley, surrounded by rolling countryside

Bledington is in the county of Gloucestershire with an Oxfordshire address

Local amenities include a community-owned village shop and café, parish church, village hall, sports field and the renowned King's Head public house

The nearby market towns of Stow-on-the-Wold, Chipping Norton and Moreton-in-Marsh provide a comprehensive range of shopping, dining and everyday facilities

Other centres within easy reach include Oxford, Witney, Banbury and Cheltenham

It is well served by an excellent choice of state and independent schools, including The Cotswold School at Bourton-on-the-Water, Kitebrook Preparatory School, Tudor Hall Bloxham School and Chipping Campden School

Kingham Station ½ mile with trains reaching London Paddington from 92 minutes

The award winning Daylesford Farm Shop is 3.5 miles away

Guide Price £550,000

No Chain

HAYMAN-JOYCE

High Street, Moreton-in-Marsh

Gloucestershire

GL56 0AX

01608 651188

moreton@haymanjoyce.co.uk



THE PROPERTY

- Tally-Ho Cottage has been extensively renovated and modernised to a high standard, complemented by an attractive landscaped garden and off-street parking, in the sought-after village of Bledington
- The hall opens to the impressive sitting/dining room, cloakroom and stunning kitchen, with a mixture of high-quality oak flooring, porcelain tiled flooring, solid oak latch and brace doors and contemporary and period-style radiators throughout the ground floor
- The Symphony Premium range kitchen offers an excellent range of storage solutions, including a large larder cupboard with pull-out drawers, oak work surfaces with an inset white composite sink with chrome mixer tap, and a number of integrated Neff appliances, including an eye-level double oven, induction hob and overhead extractor hood, as well as a built-in Caple fridge-freezer and a Montpellier dishwasher. Of particular note, are the large aluminium French doors, which flood the kitchen with natural light and provide access to the pretty landscaped garden
- Off the hall, is the downstairs cloakroom, with contemporary white Roper Rhodes sanitary ware and Montblanc sage wall tiles
- The spacious sitting/dining room, has a number of impressive features, such as oak wooden flooring, period-style column radiators, stylish wall-mounted lights, original oak central beam, an aluminium door opening to the landscaped garden
- To the first floor, the landing and both double bedrooms have fitted high-quality Herringbone Stanton carpets, whilst the family bathroom is finished with Montblanc sage wall tiles, Clay & Rock Astral tiling to the floor, and the bathroom suite providing the perfect mix of Roper Rhodes, Abacus and Roca sanitary ware, offering a strong level of finish throughout
- EPC Band E
- If this is a lettings investment, we would recommend a lettings guide price in the region of £1,600 pcm

OUTSIDE

- The west-facing landscaped garden is mainly laid to lawn, with a paved terrace to make the most of the afternoon and evening sun
- The garden is enclosed with a mix of close board fencing, beech hedging and wrought-iron estate fencing
- There is side access to the garden via a beautiful wrought-iron gate
- Off-road private parking on the drive to the side of the cottage

OUTGOINGS

- Council tax – band E
- Tax payable for 2026/27 - £2,876.41

DIRECTIONS

- From Stow-on-the-Wold take the A436 and after 1 mile turn right onto the B4450 signposted 'Bledington/Kingham' and follow the road for approx. 3 miles
- Continue through the village for approx. ½ mile and the property will be found on the right as denoted by the Agent's board
- what3words: relating.showering.dusty

SERVICES

- Mains water, electricity and drainage are connected
- Oil fired central heating
- Gigaclear ultrafast full-fibre broadband is connected directly to the property

TENURE & POSSESSION

- Freehold with vacant possession on completion

VIEWING

- Strictly by prior appointment with the sole selling agents:

H A Y M A N - J O Y C E
01608 651188

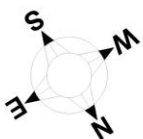


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IMPORTANT NOTICE

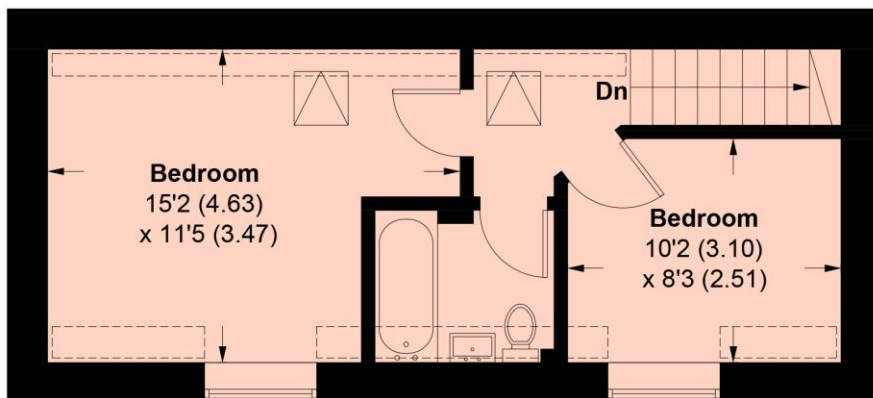
1. Although we have used our best endeavours to ensure that everything in these particulars is correct no description or information should be relied on as a statement or representation of fact. All measurements, areas or distances are given as a guide only and should not be relied on as fact.
2. We have no authority to make any representations and all information is given entirely without responsibility on our and the vendors behalf.
3. Photographs are taken in good faith, but only show certain parts of the property. Unless otherwise stated photographs were taken at the time of, or since, the property's initial marketing.
4. Where reference is made to planning permissions or existing or potential uses, such information is given in good faith, but we cannot confirm that necessary consents exist or are valid. There may be legal restrictions on the property of which we are unaware.
5. We are unable to comment on the state of repair of the property, nor can we confirm that any services, equipment, facilities or appliances are in satisfactory working order.
6. Council tax bandings given are the current assessments. If improvements have been carried out to the property since April 1993, this banding may be reviewed.





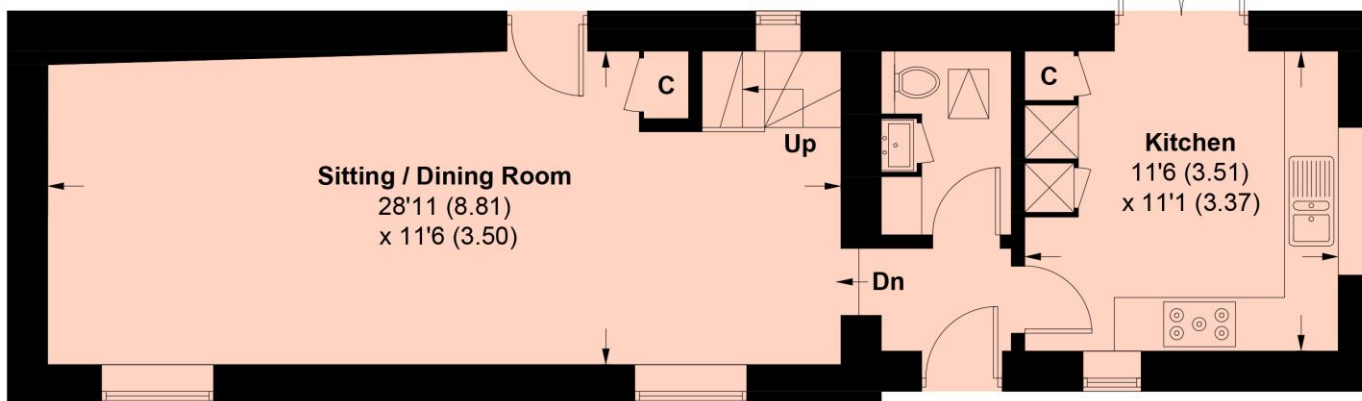
Tally-Ho Cottage, Old Burford Road, Bledington, Chipping Norton, OX7 6UT

Approximate Area = 81.1 sq m / 873 sq ft
For identification only - Not to Scale



= Reduced headroom below 1.5m / 5'0

FIRST FLOOR



GROUND FLOOR

HAYMAN-JOYCE

M O R E T O N - I N - M A R S H • M A Y F A I R
h a y m a n j o y c e . c o . u k