Abbeville Barn

Region: The South West **Sleeps:** 11

Overview

Nestled in the heart of the picturesque Cotswolds close to Burford, Abbeville Barn offers a quintessential countryside retreat close to many well-known attractions. This 17th-century gem, crafted from distinctive Cotswold stone, seamlessly blends historic charm with modern comfort. Sleeping up to 11 guests flexibly in four beautifully appointed bedrooms spread across two floors, it is perfect for families or groups of friends seeking a memorable holiday. The homey kitchen, old fireplace and exposed original beams create a cosy ambiance ideal for relaxation and togetherness.

Located in a conservation area on the Oxfordshire/Gloucestershire border, Abbeville Barn is a great base from which to embark on countryside adventures, visit nearby historic Cotswold towns, and explore cities such as Oxford or Cirencester. Unwind in the luxurious hot tub after a day of exploring the scenic surroundings or gather around the outdoor dining table for a delightful barbecue as the sun sets. Inside, enjoy a friendly game of table football or choose from an array of board games for a fun-filled evening by the fire. Every detail at Abbeville Barn is designed to create lasting memories and ensure a comfortable, enjoyable stay.

Whether you're looking to explore the beauty of the Cotswolds or simply relax in a serene setting, Abbeville Barn is the ideal holiday home for your next family getaway.









Facilities

Ideal for Xmas/NY • Tennis Nearby • Historical Sites • Catering Available • Walking/Hiking Paths • Walk to Village • Ideal for Kids • Ideal for Parties • Working Fireplace/Woodburner • Stag/Hen Allowed • Golf Nearby • Chef/Cook Available • Ideal for Teens • Cots (Cribs) • Pets on Request •

Maid Service Available • Walk to Restaurant • Baby bouncer • Wi-Fi/Internet • Bath mat • Rural Location • On-Street Parking • Washing Machine • Barn • Outstanding Landscapes • Coffee Machine • Hairdryer • Outdoor Pursuit & Activities • Tourist Towns & Villages • TV • Laptop Friendly Workspace • Games Room • Indoor Games • DVD • Hot Tub • Tumble Dryer • Dishwasher • Microwave • AGA • Smart TV • Satellite TV • Table Football • Animal farm • Home Cinema • Heating • Caretaker/Owner on Site • Zoo • Kid-friendly museum • Kid-friendly excursions • Pre-Stocked Fridge Available • Amusement park • Cooking Classes Available • Yoga Classes Available • Theme park • Spa Treatments Available • Wine-Tasting Available • Transfers Available • Water park • Playground nearby • No car required • Breakfast Available • Board games • Babysitting Available • Children's videos/DVDs • Children's books • Playground • Meal delivery service • Ideal for Babies & Toddlers • Mattress protector • Plastic crockery • Baby bath • Changing mat • Potty • Play mat • High Chair(s) • Fenced Grounds

Interior & Grounds

Abbeville Barn

Ground Floor
- Fully equipped kitchen/dining room
- Living room
- Snug with table football (sofa bed available here suitable for those with mobility issues)
- Utility room
- Entrance hall
- WC

First Floor
- Four flexible bedrooms which can be made up into super-king beds, or twin beds (three additional single beds available on request)
- Family bathroom with bath/shower, WC and wash basin
- Family bathroom with walk-in shower, WC and wash basin

Exterior
- Lawn
- Patio
- Al fresco dining table seating 12
- Hot tub
- Charcoal BBQ

Additional Facilities
- Wifi
- Coffee machines x2 (a Nescafe Dolce Gusto and a Bosch Tassimo - both take coffee pods)
- Caffetiere
- Hairdryer
- Laundry facilities
- Smart TV
- DVD
- Board game
- On-street parking









Location & Local Information

Located in the picturesque Langford, Abbeville Barn is ideally situated to explore the beautiful Cotswolds! Take a short stroll through the village to your local pub, the Bell Inn, for an award-winning dinner, or venture to the nearby beautiful Burford known as the 'Gateway to the Cotswolds'. Lechlade offers a backdrop for a riverside picnic and quaint local shops. Just a short drive away lies Bidbury, once named 'the most beautiful village in England'. Also, don't miss visiting Kelmscott Manor to immerse yourself in its rich history.

Throughout the year, numerous fairs, markets, and exhibitions in local towns and villages offer vibrant cultural experiences. For those seeking urban excitement, Oxford is within a 45-minute drive, boasting historic colleges, museums, and excellent shopping opportunities. Whether your preference is hiking, cultural exploration, or pure relaxation, Abbeville Barn provides the perfect base for your Cotswold adventure.

Local Amenities

Nearest Airport	**London Heathrow Airport (114 km)**
Nearest Airport 2	**Bristol Airport (108 km)**
Nearest Ferry Port	**Southampton Ferry Port (124 km)**
Nearest Train Station	**Swindon Train Station (25.5 km)**
Nearest Village	**Langford (0 km)**
Nearest Town	**7 km**
Nearest City	**Oxford (40.5 km)**
Nearest Bar/Pub	**The Bell Inn (0 km)**









Nearest Restaurant	**Several in Lechlade (7 km)**
Nearest Shop	**Co-Op, Lechlade-on-Thames (6.5 km)**
Nearest Supermarket	**Asda, Carterton (7 km)**
Nearest Beach	**Various near Bristol (105 km)**
Nearest Tennis	**Colston Lawn Tennis Club (0.5 km)**

What we love

- The old period features such as the fireplace, exposed beams, and Cotswold stone walls make Abbeville Barn a truly special place to stay.
- Abbeville Barn is pet friendly! You are welcome to bring your furry friends along to stay, just be sure to confirm this at the time of booking.
- Abbeville Barn is the ideal holiday home for families, offering plenty to do both at home and in the nearby Cotswolds. Children are guaranteed to have an unforgettable time, making cherished memories.

What you should know...

- Although Abbeville Barn accommodates a maximum of 11 guests, there are four bedrooms available. Guests beyond eight will sleep on additional single beds, which will be set up in three of the super-king bedrooms.
- Two highchairs and two travel cots are available for guests travelling with little ones.
- There is a sofa bed in the snug which can be made up for guests with mobility issues. However, please note that there is no shower/bath on the ground floor.
- The garden is fully enclosed, allowing kids and dogs to play freely. However, the old stone steps could be hazardous, so please supervise young children at all times.

Terms & Conditions

- **Security deposit:** £250 charged to client's credit card as a pre-authorisation at least 2 weeks prior to arrival and refunded two weeks after departure, subject to full inspection.

- **Arrival time:** 4:00 pm

- **Departure time:** 10:00 am

- **Energy costs included?:** Yes, included in the rental price

- **Linen & towels included?:** Yes, included in the rental price

- **Pets welcome?:** Yes, on request only and at an additional fee of £50 per pet per stay. Please enquire at time of booking.

- **Other Ts and Cs:** Hot tub towels are not provided.

- **Changeover day:** All days

- **End of stay cleaning:** Extra £249, payable to Oliver's Travels with the balance payment. Guests are required to leave the accommodation clean, tidy and in the same condition as on their arrival. Any extra cleaning, laundry, maintenance and/or rubbish disposal required will be charged against the security deposit.

- **Smoking Allowed?:** Smoking and vaping are permitted outside only.

- **Other 2:** A last-minute discount may be available for bookings made within six weeks of arrival. Please enquire for more details.

- **Minimum stay:** 3 nights

- **Heating costs included?:** Yes, included in the rental price

- **Stag & Hen Do Allowed? :** Yes, on request only. Please enquire at time of booking.

Hot Tub Rules & Safety Guide

- Please shower before use to avoid chemical imbalances that could result in decommissioning the Hot Tub during your stay
- Limit your experience to 15 minutes at a time.
- No more than 4 people in the hot tub at one time.
- Only use between 08:00 and 20:00 each day - this is a quiet village and sound travels.
- DO NOT TURN OFF AT THE SOCKET AT ANY TIME the tub must stay on AUTO at all times to stay correctly chemically balanced for your comfort .
- DO NOT TAKE DOWN THE UMBRELLA it protects you against debri and bird waste for comfort
- If you are staying longer than 3 days and using every day, we have provided you with test strips which you should use daily to check the chemical levels before each use (all will be documented in your Pre-Arrival pack)