

18 William Smith Close

Churchill



A stunning detached home in highly sought after Cotswold village.

Stow-on-the-Wold 5 miles, Kingham (trains to London Paddington from 76 mins) 1 mile, Chipping Norton 4 miles, Cheltenham 22 miles, Oxford 21 miles.
(Distances and times approximate)



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Summary of accommodation

Main House

Ground Floor: Hall | Sitting Room | Garden Room | Kitchen/family/dining room | Boot room/utility
Office | Cloakroom

First Floor: Principal king-size bedroom with dressing room and en suite
Guest bedroom with en suite | Bedroom 3 | Family bathroom

Garden and Grounds

Private driveway | Parking for several vehicles | Double garage | Well-maintained gardens | Terraces | Loggia





Situation

Churchill is an attractive Cotswold village with a thriving community near Chipping Norton's market town. Churchill is the birthplace of Rick Stein, chef and William Smith, British geologist. At the heart of the village is the highly rated Chequers public house, which sits opposite the village green. There is a village hall, which has film nights most months, a cricket pitch, and a church.

In nearby Kingham, there is a village shop, along with a primary school and the Kingham Plough and Wild Rabbit public houses. The acclaimed Daylesford Organic Farm Shop and Bamford Club is just beyond, and Soho farmhouse is a 20-minute drive. Within the market town of Chipping Norton are further facilities, including a variety of shops, supermarkets, restaurants, boutique cinema and a theatre, with the City of Oxford 24 miles to the south.

Sporting facilities in the area include racing at Cheltenham and Stratford-upon-Avon and golf courses at Wychwood, Chipping Norton and Burford. Kitebrook School is 20 Minutes away. Kingham Station (one mile away) has a direct mainline service to Oxford and London Paddington with plenty of parking.





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This stunning, detached home has been recently renovated and extended by the current owners to provide a beautiful home with far reaching views, quietly situated to one end of this small, desirable development. The property retains the beauty of natural stone, carefully combined with modern finishes and open-plan layouts, offering a welcoming, light-filled living space. The kitchen, living and dining area is ideal for both entertaining and everyday family life with large Crittall windows and doors flooding the room with natural light. The modern fully fitted kitchen features high-end appliances including a Lacanche Range cooker, American fridge freezer, wine fridge and dishwasher. Sleek cabinetry, and ample Quartzite counter space, make it a dream for any home chef. Adjoining the kitchen area is the beautifully appointed utility/boot room with full range of fitted units and Belfast sink. The double aspect sitting room with door to the garden has a log burning stove and in turn leads through to the garden room with reclaimed terracotta floor. On the ground floor is a fully fitted home office and separate cloakroom.

Upstairs are three double bedrooms. The principal bedroom is triple aspect and benefits from a walk-through dressing room and luxury shower room. This was original two bedrooms and could easily be converted back. Modern bathrooms with stylish fixtures, include a family bathroom with bath and shower above and an en suite shower to the guest bedroom. The house enjoys panoramic views over the rolling Cotswold hills.





Outside

The property boasts a well-maintained garden to the side and rear with a number of terraces, ideal for outdoor dining, entertaining, or simply enjoying the peace and quiet of your surroundings. A charming loggia with open roof is perfect for admiring the far-reaching views. To the front of the property is a private driveway with room for multiple vehicles and a spacious double garage.

Property Information

Tenure: Freehold

Services: Mains gas fired central heating with underfloor heating to the ground floor. mains water, electricity and drainage. Built in Sonos sound system, CCTV security system. EV charging point

Local Authority: West Oxfordshire District Council
01993 702941

Council Tax: Band F

EPC: D

Postcode: OX7 6QS

Viewings: All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.



Approximate Gross Internal Floor Area

Main House: 195.4 sq m / 2,103 sq ft

Garage: 29.4 sq m / 316 sq ft

Total: 224.8 sq m / 2,419 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated February 2025. Photographs and videos dated February 2025.

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