

# Hillside

Kinton, Gloucestershire







# A beautiful detached period home in an acre on the edge of the village.

Guiting Power 1 mile, Stow-on-the-Wold 6 miles, Winchcombe 6 miles, Moreton-in-Marsh 10 miles, Cheltenham 12 miles, Kingham station 13 miles (London Paddington 76 minutes).  
(Distances and times approximate).

  
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## Summary of accommodation

**Ground Floor:** Entrance hall | Kitchen breakfast room | Dining room | Snug | Sitting room | Utility room | Cloakroom

**First Floor:** Principal bedroom suite | Three further double bedrooms (one en suite) | Family bathroom

## Outbuilding

Double garage with room above and Gym to the side

## Garden and Grounds

Mature gardens | Parking for several vehicles

**Hillside: 2,543 sqft**

**Outbuildings: 520 sqft**

**In all approximately 1 acre**



# Situation

Hillside enjoys a picturesque setting on the edge of the charming village of Kington, nestled in the heart of the Cotswold Hills Area of Outstanding Natural Beauty (AONB), perfectly positioned between Cheltenham and Stow-on-the-Wold.

Kington is a delightful and friendly village surrounded by glorious countryside with a well-regarded local pub, The Halfway House. The nearby villages of Guiting Power and Temple Guiting offer a welcoming community with an outstanding primary school, a village shop (The Cotswold Guy) and café and part time post office, churches, and several popular pubs—including the Hollow Bottom and Farmer Arms.

Stow-on-the-Wold, located approximately six miles away, provides a broader range of everyday amenities including independent shops, cafés, restaurants, and a supermarket.

The area is renowned for its excellent schooling options, both state and independent, including Temple Guiting, Cold Aston, The Cotswold School, and a number of top-performing schools in Cheltenham and Oxford.

Sporting facilities in the area include racing at Cheltenham, a golf course at Naunton Downs, rugby at Gloucester and a large network of footpaths and bridleways for walking and horse riding. The North Cotswolds offers a wealth of sporting and recreational activities. Cheltenham Racecourse hosts the prestigious Cheltenham Gold Cup and other major events, while golfers can enjoy courses at Naunton Downs, Broadway, and Burford. Rugby enthusiasts can catch matches in Gloucester, and the surrounding countryside provides an extensive network of footpaths and bridleways for walking, cycling, and horse riding. Cultural highlights include the Cheltenham Literature Festival, The Big Festival, and Wilderness Festival, alongside a rich programme of concerts, art exhibitions, and theatre productions throughout the year.



# The Property

Hillside is a charming period home, beautifully positioned on a quiet lane at the edge of the village, enjoying far-reaching countryside views. Immaculately presented throughout and offered with no onward chain, the property combines character features with a thoughtful layout, ideal for modern living.

The ground floor provides spacious and versatile accommodation. A stunning kitchen/breakfast room is fitted with a range of quality units, integrated appliances, and opens into a dining and seating area that enjoys views across the terrace and surrounding landscape. Beyond the entrance hall, a formal dining room, snug, and elegant sitting room flow together, creating a perfect space for entertaining. A blend of oak and stone flooring provides durability through the ground floor. A useful utility room with external access and a cloakroom are also on hand.

Upstairs, the generous principal suite features dual-aspect views, fitted wardrobes, and a large en suite. There are three further double bedrooms, one with an en suite, and a family bathroom serving the remaining rooms. The bathrooms benefit from limestone flooring with underfloor heating.









## Outside

Hillside is approached via a private driveway through electric gates, offering ample parking. A versatile oak-framed outbuilding includes garaging, a home gym, and an upstairs room ideal as a home office. The property sits in an elevated position, surrounded by mature, well-maintained gardens professionally designed by award winning landscape gardeners with sweeping lawns, established beds, shrubs, and trees.



FLOORPLANS

Approximate Gross Internal Floor Area  
House: 236.3 sq m / 2,543 sq ft  
Outbuilding = 48.3 sq m / 520 sq ft  
Total = 284.6 sq m / 3,063 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.

PROPERTY INFORMATION

Property Information

**Services:**  
Mains water and electricity. Private drainage. Oil fired central heating. Broadband - Gigaclear.

**Tenure:**  
Freehold.

**Local Authority:**  
Cotswold District Council.  
Telephone: 01285 623000

**Council Tax:**  
Band F

**EPC:**  
Band E

**Postcode:**  
GL54 5UG

**what3words:**  
///shrubbery.fools.digs

**Viewings:**  
All viewings strictly by appointment only through the vendors' sole selling agents, Knight Frank LLP.





**Stow-on-the-Wold**  
Brett House, Park Street  
Stow-on-the-Wold  
GL54 1AG

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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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