

# APRIL COTTAGE

KINGHAM, OXFORDSHIRE



A rare opportunity to acquire a two-bedroom detached character cottage in need of updating in the heart of the popular village of Kingham with full planning permission to extend.

**Ground Floor:** Kitchen • Sitting room  
Study/bedroom • W/C

**First Floor:** Two bedrooms • Family bathroom

**Outside:** Garden • Workshop • Parking

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## DESCRIPTION

April Cottage is a delightful period property situated in one of the Cotswolds' most desirable villages, the cottage enjoys the added benefits of off-street parking and a large garden ideal for outdoor entertaining.

While the property would benefit from modernisation, it presents a fantastic opportunity for buyers to create a bespoke home. Planning permission has been granted for the erection of single and two-storey extensions, along with a linked garage, allowing the next owner to significantly enhance the living space to suit their needs and lifestyle.

The current accommodation is arranged over two floors. On the ground floor, there is a kitchen/breakfast room, a utility/coat room, a sitting room, a garden room overlooking the garden, and a downstairs cloakroom. Upstairs, there are two bedrooms and a separate family bathroom.

Set in the picturesque and vibrant village of Kingham, renowned for its beautiful countryside, excellent local amenities, and award-winning pubs. April Cottage offers a unique and exciting opportunity to create a home in a great location.

25/00519/HHD Erection of single and two storey extensions and a linked garage (amended plans)

## SERVICES

Mains water, drainage and electricity. Oil fired central heating. (Broadband available in the village). No tests on the suitability of services have been carried out and intending purchasers should commission their own tests (if required).





## FIXTURES & FITTINGS

Only those items mentioned in these sales particulars are included in the sale. Other fixtures and fittings, including garden statuary and ornaments, are excluded but may be available by separate negotiation.

## LOCAL AUTHORITY

West Oxfordshire District Council, Church Green, Witney, Oxfordshire.

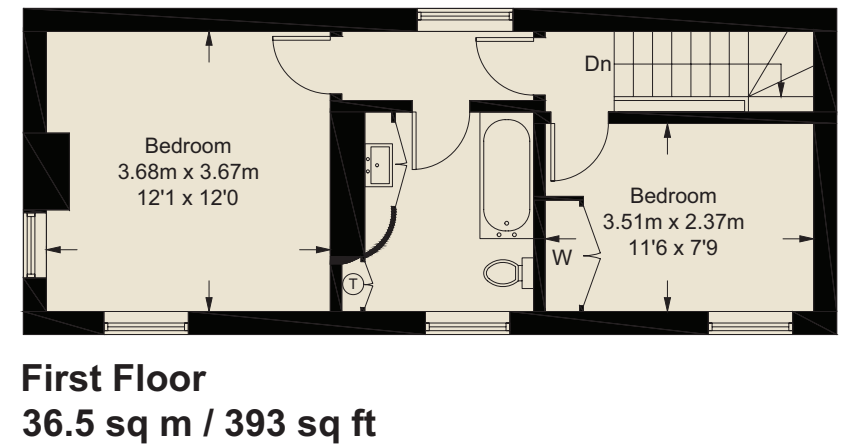
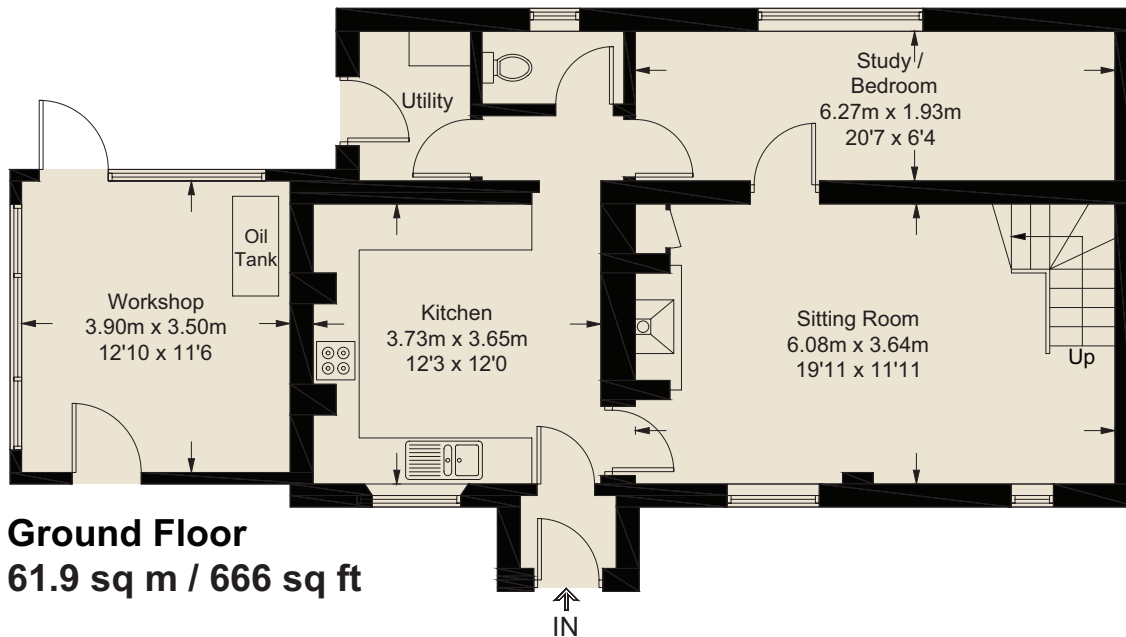
T 01993 861000 W [westoxon.gov.uk](http://westoxon.gov.uk)

**COUNCIL TAX:** Band E

## VIEWINGS

Please telephone Butler Sherborn, Stow Office  
T 01451 830731 or The London Office T 0207 839 0888.  
E [stow@butlersherborn.co.uk](mailto:stow@butlersherborn.co.uk).

## April Cottage, Daylesford Road, Kingham, OX7 6YE



Approximate Gross Internal Area = 98.4 sq m / 1059 sq ft  
External Workshop = 13.3 sq m / 143 sq ft  
Total = 111.7 sq m / 1202 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1204668)

## DIRECTIONS (OX7 6YE)

From Stow-on-the-Wold take the A436 towards Chipping Norton, after about 2.5 miles take the right-hand turn signposted to Kingham and Daylesford. At the T junction turn right to Kingham and April Cottage will be found on the right-hand side.

**what3words:** ///disbelief.tall.necklaces



### Towns

Chipping Norton 4 miles  
Stow-on-the-Wold 5 miles  
Oxford 21 miles



### Pubs

The Wild Rabbit 0.5 miles  
The Kingham Plough 0.3 miles  
The Chequers 1.6 miles



### Schools

Kingham Hill School 1.5 miles  
Kitebrook School 5.6 miles  
The Cotswold School 8.8 miles



### Members Clubs

Daylesford Organic Shop & Spa 1 mile  
Soho Farmhouse 11.9 miles  
Estelle Manor 14.6 miles



### Train Stations

Kingham 1.5 miles

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