



# Lyneham Rise Kingham, Oxfordshire

Stow-on-the-Wold 5 miles, Kingham (trains to London Paddington from 86 mins) 1 mile, Chipping Norton 4 miles, Cheltenham 22 miles, Oxford 21 miles, (Distances and times approximate)

# An impressive modern home with glorious views and generous gardens

#### Accommodation

Reception hall, sitting room, drawing/dining room, kitchen breakfast room, family room, utility room, cloakroom, pantry, shower room, plant room, six bedrooms, three en suites, family bathroom, study/gym

Outside

Triple integral garage, summer house with shower room, mature gardens approaching 4 acres, lake and ample parking



Brett House, Park Street, GL54 1AG

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### Oxfordshire

Lyneham Rise is located in a rural setting between the villages of Kingham and Churchill. Churchill provides The Chequers public house which sits opposite the village green, cricket pitch and church. In nearby Kingham is a village shop, along with a primary school and the highly rated Kingham Plough public house and Wild Rabbit, with the acclaimed Daylesford Organic Farm Shop just beyond. Soho Farmhouse, less than half an hours drive.

Within the market town of Chipping Norton are further facilities including a variety of shops, supermarkets, restaurants and a theatre, with the City of Oxford 24 miles to the south, providing a comprehensive range of facilities. State and private schooling in the area is outstanding, with schools in nearby Kingham and Bledington, Kitebrook, Tudor Hall and Bloxham School near Banbury, the Dragon School, Magdalen College School and a host of others in Oxford and Cheltenham Ladies College and Cheltenham College in Cheltenham.

The village is well situated for communications which are excellent with a fast and frequent service to London Paddington from Kingham Station in about 86 minutes. The M5 motorway at Cheltenham and the M40 at Oxford provide access to the national motorway network.

Sporting facilities in the area include racing at Cheltenham and Stratford-upon-Avon, golf courses at Lyneham, Chipping Norton and Burford, rugby at Worcester and Gloucester. The surrounding countryside provides wonderful walking and riding along a network of footpaths, bridleways and byways.













# **Lyneham Rise**

Lyneham Rise has been extensively renovated and extended by the current owners to provide a light and spacious home. The property is approached over a gravelled drive with electric gates leading into a large parking area in front of the garaging.

The accommodation is generous and versatile with the main living space enjoying views across the adjoining farmland. The ground floor provides fantastic accommodation which includes a reception hall, sitting room with range of fitted cupboards and shelving, and an impressive open plan living area which includes the kitchen breakfast room, family room with bi-fold doors onto the terrace and drawing room/dining room with fireplace and wood burning stove, again with bi-folding doors onto the terrace providing the perfect entertaining space. The kitchen is well fitted with a range of units, integrated appliances and island with breakfast bar. A useful pantry is on hand and the nearby utility room provides further fitted cupboards, WC and external door. A further WC and shower room are located on the ground floor with plant room and door leading into the integral triple garage. The first floor provides a large open landing space which leads to each of the bedrooms. A principal bedroom suite enjoys the finest views from the house and benefits from an en suite bathroom and walk in wardrobe. A further five double bedrooms are on hand, two are en suite and a family bathroom.

# Gardens and grounds

Lyneham Rise sits well within the mature grounds which extend to approximately 4 acres and includes many mature trees and borders, vegetable garden and lake. A very useful summerhouse is on hand with electric and full shower room which could be improved or altered subject to consents.













Knight Frank Stow-on-the-Wold Brett House Park Street GL54 1AG

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I would be delighted to tell you more.

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#### Services

Mains electric, water and drainage are connected to the property. Solar PV and air source heat pump.

#### **Terms**

Tenure: Freehold

#### **Local Authority**

Local Authority: West Oxfordshire District Council - 01993 702 941

#### **Directions (OX7 6UN)**

From Stow-on-the-Wold, take the A436 signposted to Chipping Norton. After about half a mile turn right, signposted to Bledington, on the B4450. Continue through Bledington towards Kingham station and continue until reaching a right hand turning signposted to Lyneham. Turn right and the entrance to the property will be found on the right hand side after 400m.

#### Viewing

By prior appointment only with the agents, Knight Frank, Stow on the Wold. Telephone 01451 600 610.



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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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