

CHURCHILL, OXFORDSHIRE



BEAUTIFULLY PRESENTED TWO-BEDROOM BARN CONVERSION

Distances

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.(Distance and times are approximate).



2



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Local Authority: West Oxfordshire district council

Council Tax band: D

Tenure: Freehold



LOCATION

Churchill is an attractive Cotswold village with a thriving community situated near the market town of Chipping Norton. At the heart of the village is the highly-rated Chequers public house which sits opposite the village green, 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 public house and Wild Rabbit. The acclaimed Daylesford Organic Farm Shop is just beyond, and Soho farmhouse is a 20-minute drive. State and private schooling in the area is outstanding, with schools in nearby Kingham and Bledington, Kitebrook near Moreton in Marsh, Magdalen College School and a host of others in Oxford. Ladies College and Cheltenham Boys School in Cheltenham. Sporting facilities in the area include racing at Cheltenham and Stratford-upon-Avon and golf courses at Wychwood, Chipping Norton and Burford and many other outdoor pursuits including a fantastic network of footpaths and bridleways.



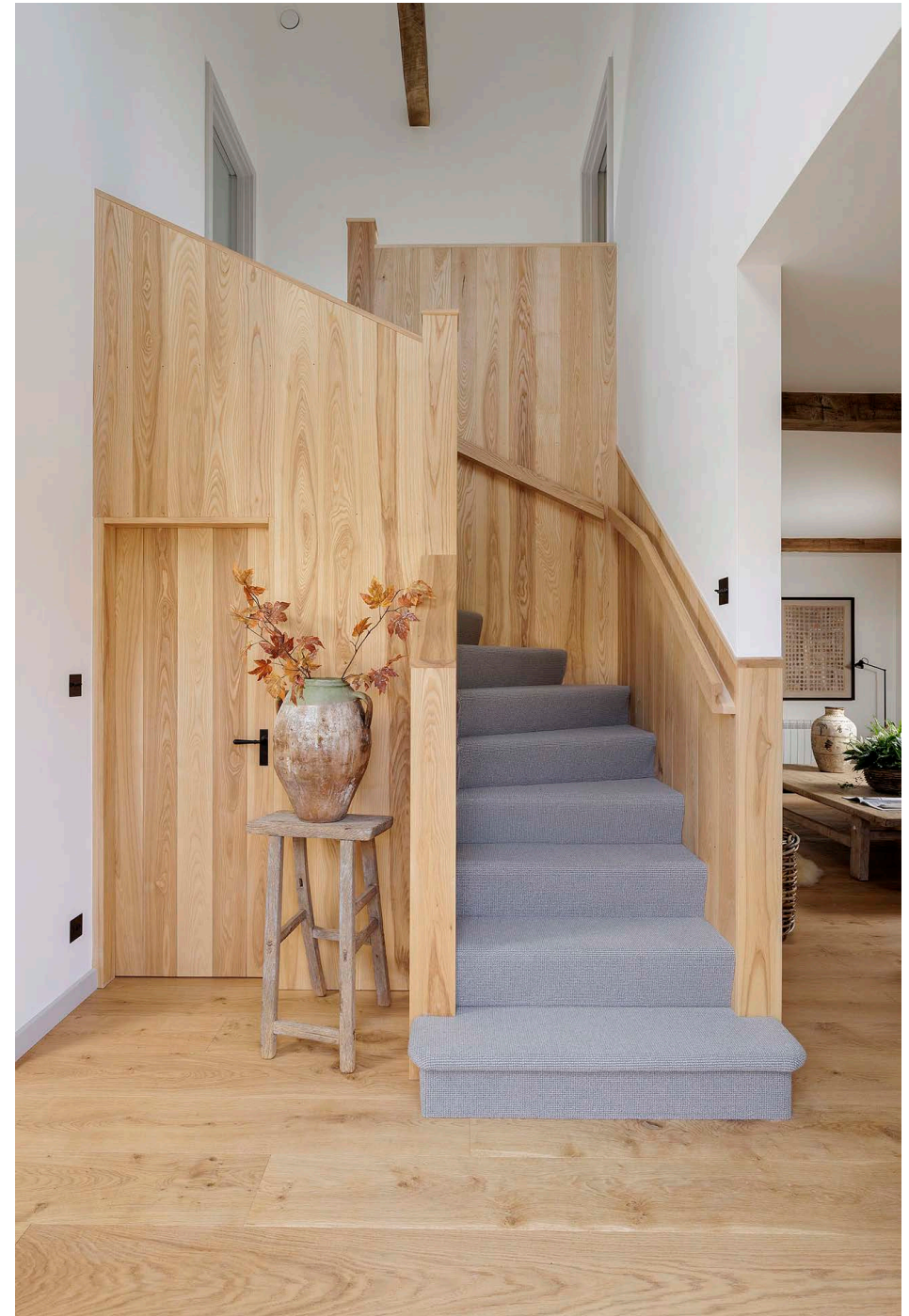


CONTEMPARY DESIGN AND RUSTIC CHARM

Tucked away in the heart of this highly desirable village, this beautifully presented two-bedroom barn conversion offers the perfect blend of contemporary design and rustic character. Every detail has been thoughtfully considered to create a home that is both stylish and practical, with light-filled living spaces and a warm, welcoming atmosphere.

At the heart of the property lies a stunning kitchen, dining and family room – an elegant open-plan space designed for modern living. Sleek cabinetry and quality fittings make it perfect for both everyday life and entertaining, while a walk-in larder ensures discreet yet ample storage. A separate utility room and cloakroom add to the home's practicality.

The sitting room provides a more intimate retreat, with a log-burning stove creating a cosy focal point for relaxing evenings. Upstairs, the principal bedroom is complemented by a versatile adjoining room – ideal as a dressing room, nursery, or private study – alongside a beautifully appointed en-suite bathroom. A second spacious bedroom and contemporary family bathroom complete the accommodation.





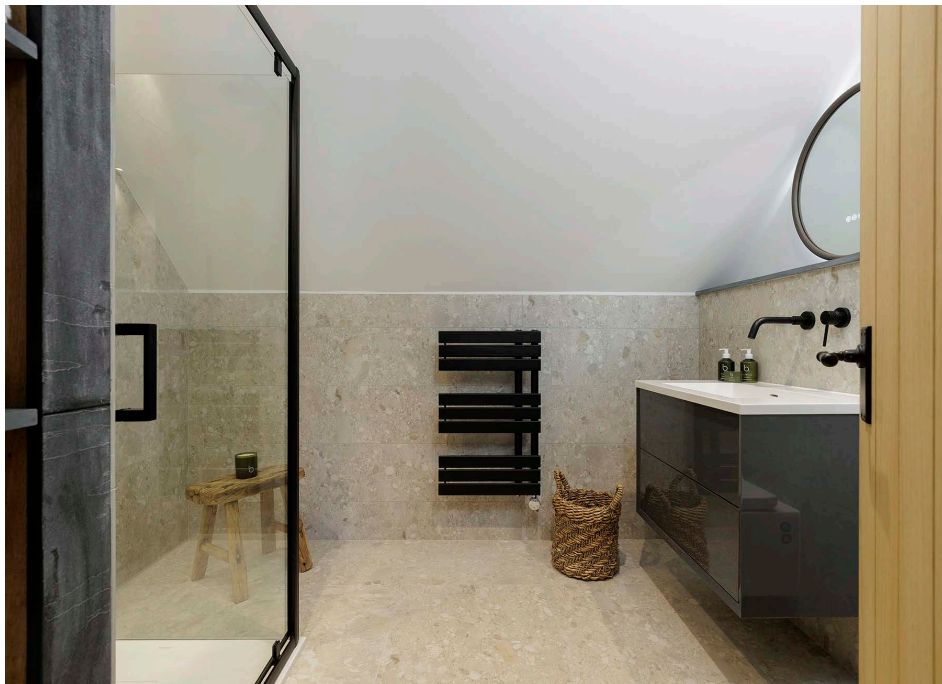


BRIGHT AND SPACIOUS MODERN DESIGN

Outside, the property continues to impress. A private terrace extends the living space and provides the perfect setting for al fresco dining or summer entertaining, with the garden beyond offering a peaceful backdrop.

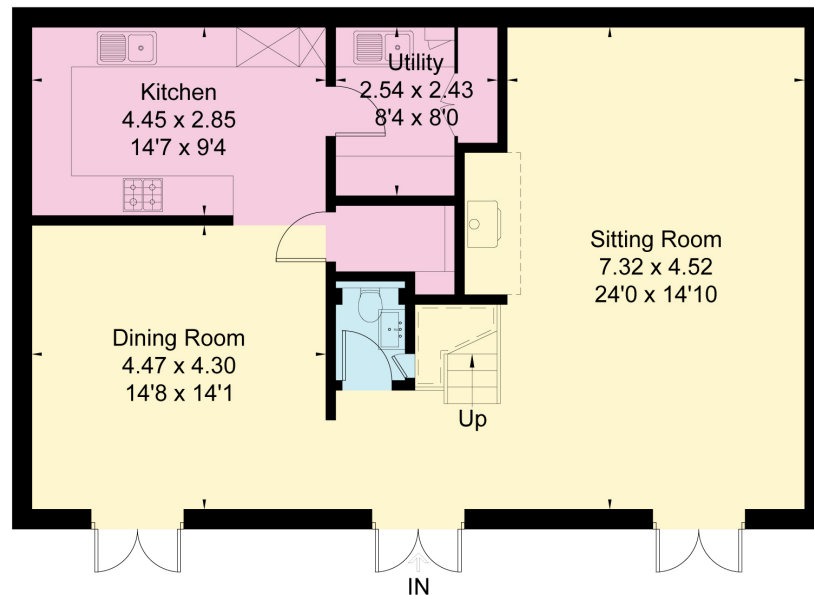
Two private parking spaces further enhance the convenience of this exceptional home.

This is a property that perfectly balances style and comfort – a unique barn conversion designed for modern lifestyles, yet filled with warmth and character.



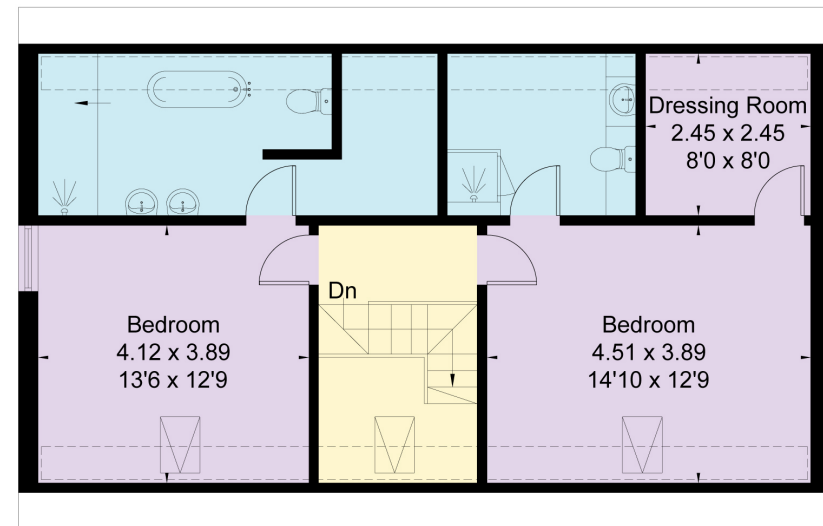


Approximate Floor Area = 161.4 sq m / 1737 sq ft



Ground Floor

[] = Reduced head height below 1.5m



First Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #98362

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



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