



21 MANOR FARM CLOSE, KINGHAM



DETACHED FAMILY HOME IN SOUGHT AFTER COTSWOLD VILLAGE WITH FAR-REACHING VIEWS

Daylesford 1.4 miles, Kingham station 0.8 miles (London Paddington
from 76 minutes), Chipping Norton 4 miles, Stow-on-the-Wold 5
miles, Burford 8 miles, Oxford 23 miles, Cheltenham 24 miles
(distances and times are approximate)

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Local Authority: West Oxfordshire District Council

Council Tax band: G

Tenure: Freehold

Servcies : Mains water, electricity, drainage and oil fired central heating



LIGHT AND SPACIOUS FAMILY HOME

Kingham is an attractive village situated on the Gloucestershire/Oxfordshire borders in the Cotswolds, a designated Area of Outstanding Natural Beauty. This ancient village, dating from Saxon times and recorded in the Domesday Book, is now a thriving community with a village green, an early 13th Century church; a primary school (ranked 'Outstanding' by Ofsted); 2 public houses (The Kingham Plough and The Wild Rabbit); a village shop and post office; village hall and football fields. The renowned Daylesford organic shop and Bamford Private Members Club are just over a mile away, and Soho Farmhouse is less than half an hour's drive. Day-to-day amenities can be found in Chipping Norton, Stow-on-the-Wold, and Burford. Communications are excellent with rail links from Kingham to Oxford and London Paddington. Leisure facilities in the area include racing at Cheltenham and golf at nearby Lyneham. The surrounding countryside provides walking and riding opportunities.











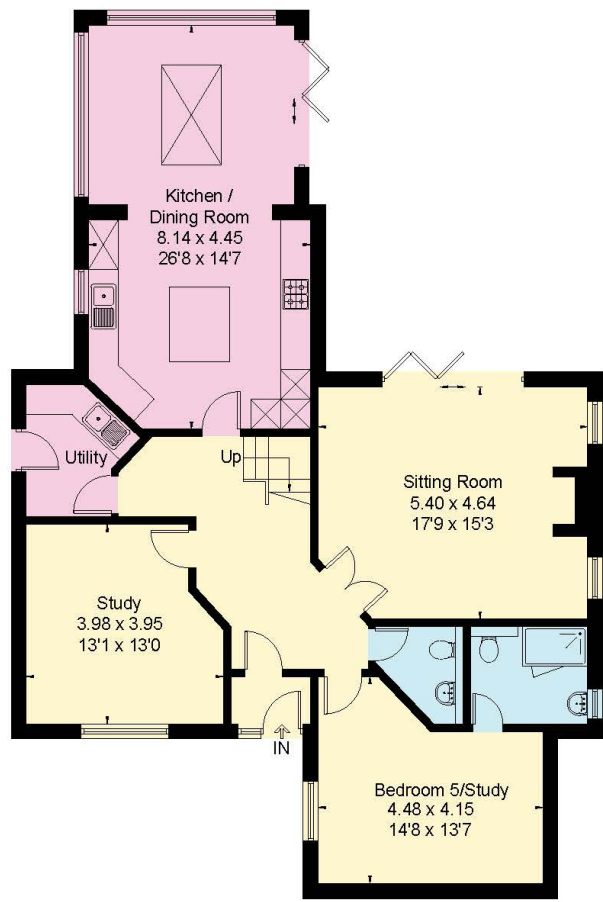
SPACIOUS AND FLEXIBLE MODERN LIVING

Set in a peaceful Cotswold village this beautifully extended and modernised detached stone house offers a rare combination of contemporary style and countryside charm. Backing directly onto open farmland, the property enjoys far-reaching rural views and a wonderful sense of privacy. The current owners have transformed the house with a thoughtful extension and high-spec finishes throughout, creating a light-filled, versatile home ideal for both family living and entertaining.

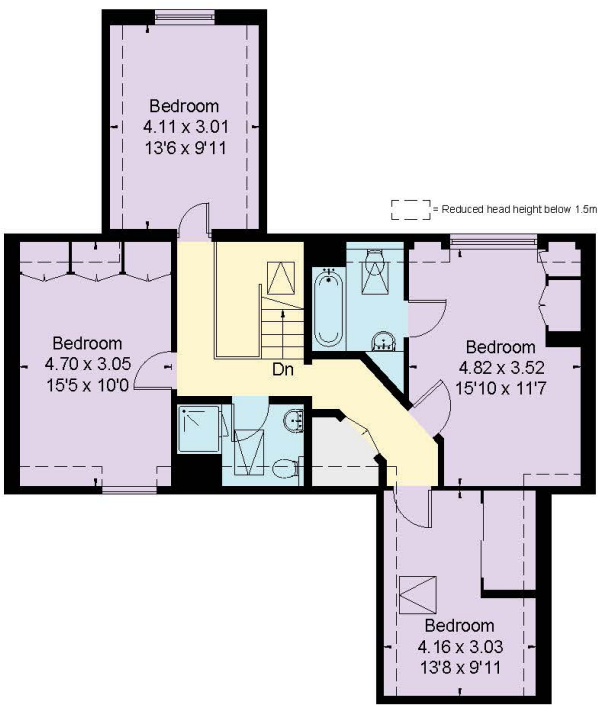




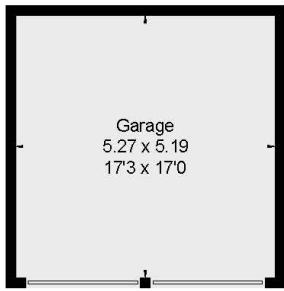
Approximate Floor Area = 202.8 sq m / 2,183 sq ft
Garage = 27.3 sq m / 294 sq ft
Total = 230.1 sq m / 2,477 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



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 #94596



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