



KINGHAM, OXFORDSHIRE



A BEAUTIFUL COTTAGE IN THE HEART OF KINGHAM

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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2



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EPC

E

Local Authority: West Oxfordshire District Council

Council Tax band: E

Tenure: Freehold



LOCATION

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, post office; and village hall. The renowned Daylesford organic shop is just over a mile away. In addition to the local primary school, a range of other excellent schools are within easy reach. 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 wonderful walking and riding.









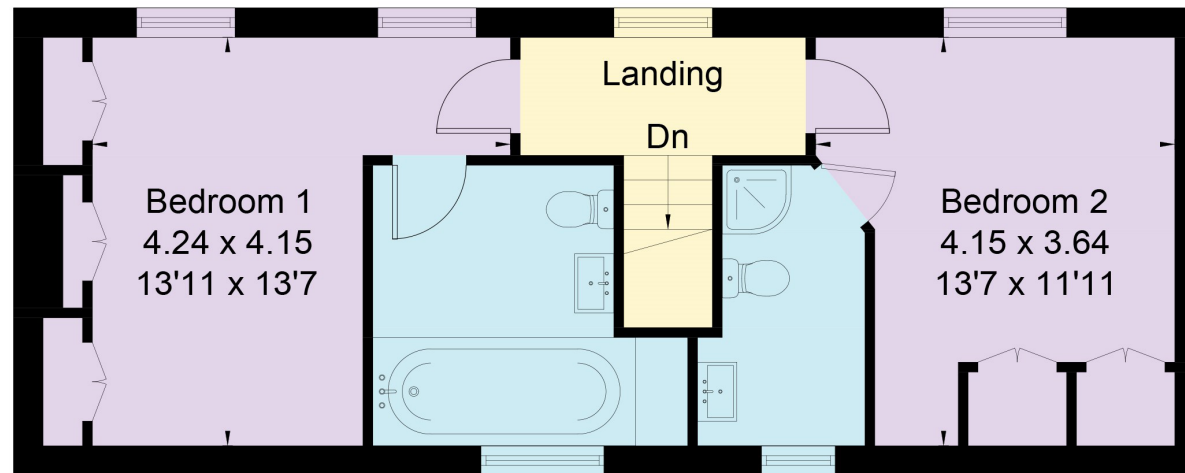


Tucked away in the heart of this highly sought-after Cotswold village, this beautifully presented two-bedroom cottage perfectly blends timeless character with contemporary comfort. With off-road parking, a charming garden, and stylish interiors throughout, this is village living at its most desirable. The welcoming entrance hallway, where brace and latch wooden doors lead through to a cosy sitting room, complete with an attractive open fireplace and wood-burning stove – the perfect spot to unwind. The kitchen/breakfast room is a real highlight – thoughtfully designed with granite worktops, wooden floorboards, and bespoke cabinetry. It comes fully fitted with integrated appliances, including a washing machine, dishwasher, fridge freezer, and electric oven with Range Master extractor hood – ideal for relaxed cooking and entertaining. Upstairs, you'll find two beautifully presented double bedrooms, both featuring fitted wardrobes and private en-suite facilities. The principal bedroom enjoys a stylish en-suite bathroom, while the second bedroom benefits from a modern en-suite shower room – perfect for guests or family.

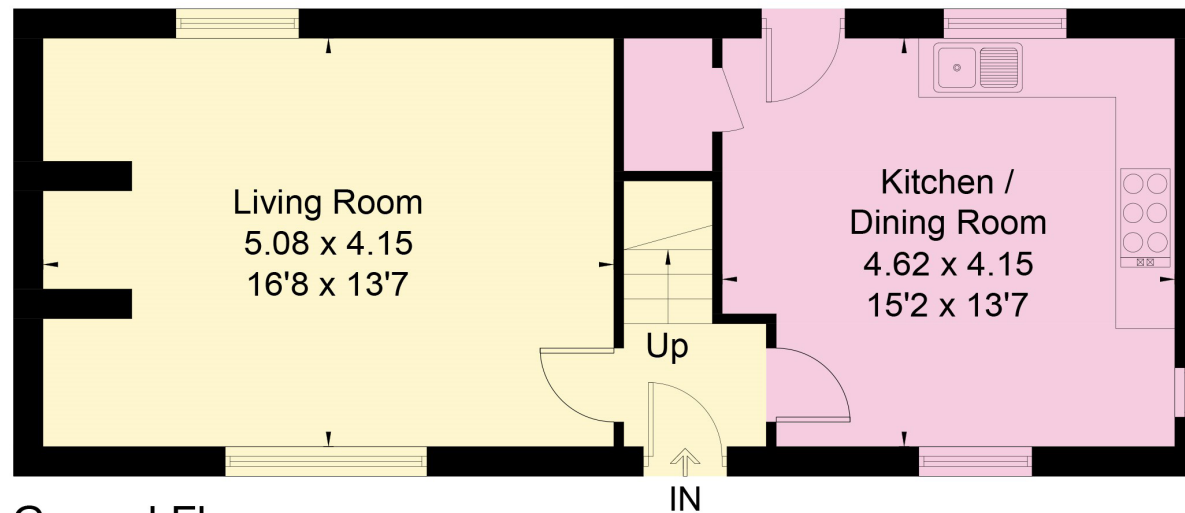
Outside, a private driveway provides off-road parking. A paved terrace is the ideal spot for alfresco dining or a morning coffee, making the most of peaceful village life.



Approximate Floor Area = 95.68 sq m / 1030 sq ft



First Floor



Ground Floor

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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