

JUDGES HOUSE

KINGHAM • OXFORDSHIRE







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A fine Grade 2 Listed Cotswold house set on the edge of Kingham village

Daylesford 1.5 miles • Kingham station 1.5 miles (London Paddington from 1hr 26m)
Chipping Norton 4 miles • Stow-on-the-Wold 5 miles • Burford 8 miles • Oxford 23 miles
Cheltenham 24 miles • London 80 miles
(distances and times approximate)

Accommodation & Amenities

Reception Hall, Dining Room, Drawing Room, Kitchen/Breakfast Room with Mezanine, Laundry, Cloakroom

5 Bedrooms, 3 Bathrooms, Sitting Room/Bedroom 6

Attractive gardens, Outbuildings, Garage with store and parking

For Sale Freehold



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Oxfordshire/Gloucestershire border

- Kington is a particularly 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 Kington Plough and The Wild Rabbit); a village shop and post office; village hall, play park and football fields. In 2004 a Country Life panel judged Kington to be "England's Favourite Village" and in March, 2016 the Sunday Times named it the best place to live in the South of England.
- In addition to the local primary school there are a range of other excellent schools including The Cotswold School at Bourton-on-the-Water. Private schools are also available nearby in Oxford and Cheltenham.
- Day-to-day amenities can be found at Chipping Norton, Stow-on-the-Wold, and Burford with a wider selection at Cheltenham and Oxford.
- Communications are excellent with rail links from Kington to Oxford and London Paddington and with the national motorway network via the A40 or the A44 leading to the M40 Junction 8 or 9 and the A40 leading to the M5 Junction 11A
- Leisure facilities in the area include racing at Cheltenham, Warwick and Stratford-upon-Avon and golf at nearby Lyneham.
- The surrounding countryside provides wonderful walking and riding along a network of footpaths, bridleways and byways.



Description of Property

- Judges House is a handsome village house constructed of Cotswold stone with its main façade having sash windows with dressed stone quoins and lintels.
- The property is set over 3 floors and is beautifully presented throughout, retaining many of the period features including flagstone floors, original open fireplaces and shuttered sash windows.
- On the ground floor the property is accessed via a generous Reception Hall, leading through to the Dining room with a drinks cupboard and doors through to the formal yet cosy Drawing room and Kitchen/Breakfast room.
- A particular triumph is the conversion of the original stables to provide a stunning vaulted Kitchen/Breakfast room with a galleried sitting area and access to the courtyard garden.
- There are 3 bedrooms and 2 bathrooms on the First floor and a further 2 bedrooms, bathroom and Sitting Room/Bedroom 6 on the Second floor.

Gardens and grounds

- To the rear of the house there is a walled courtyard garden and outbuildings with access to the side of the house leading through to the front garden set behind iron railings and a delightful secret garden.
- Behind cast iron gates there is a parking area and double carport with storage area.



Services

Mains water, electricity and drainage are connected to the property.
Oil fired central heating.

Fixtures and fittings

All those items mentioned in these sales particulars are included in the sale. All others are specifically excluded but may be made available by separate negotiation.

Directions (OX7 6YA)

From Stow-on-the-Wold, take the A436 signposted to Chipping Norton. After about 3 miles turn right signposted Kingham. Pass Daylesford Farm Shop on your right-hand-side and at the next T junction turn right to Kingham. Continue through the village passing The Wild Rabbit and shortly after the left hand bend opposite the Church you will find Judges House on you left hand side.

Terms

Tenure: Freehold with vacant possession on completion.

Local Authority: West Oxfordshire District Council.
Telephone 01993 861000.

Council Tax Band: G

Viewing

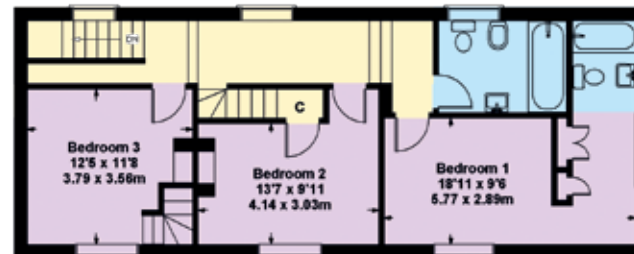
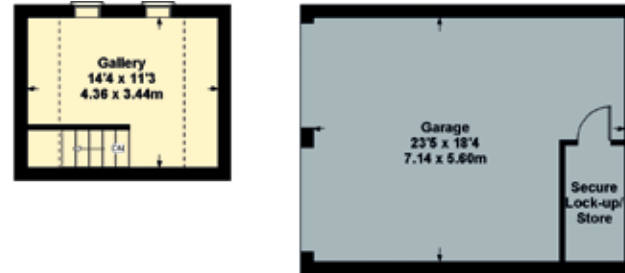
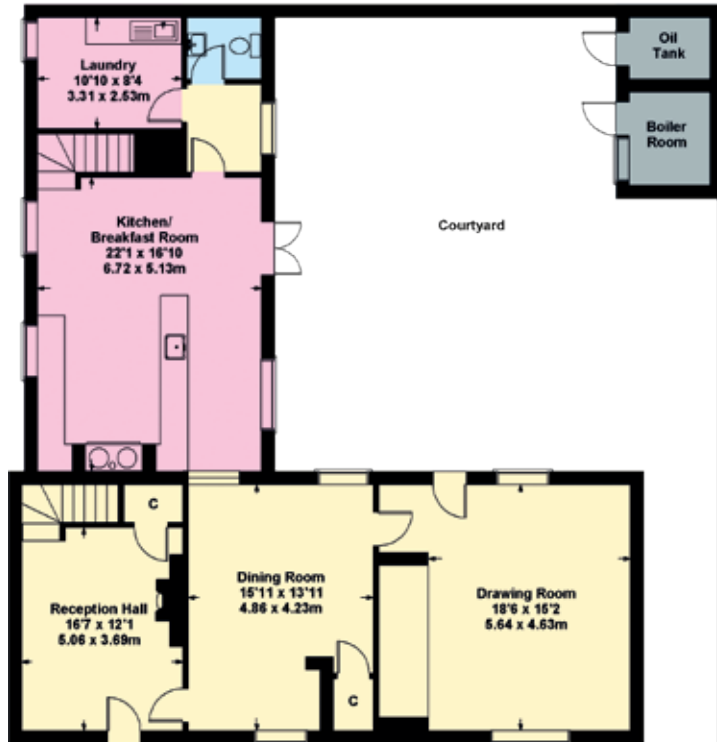
Strictly by appointment through Knight Frank.



- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Recreation

Approximate Gross Internal Floor Area

252 sq.m / 2710 sq.ft



Ground Floor

First Floor

Second Floor

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

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