



Barley Cottage
Churchill
OX7

A delightful period cottage in the heart of this Cotswold village.



Stow-on-the-Wold 5 miles, Kingham (trains to London Paddington from 80 mins) 1 mile, Chipping Norton 4 miles, Cheltenham 22 miles, Oxford 21 miles.

(Distances and times approximate)





Oxfordshire

Churchill is an attractive Cotswold village situated near the market town of Chipping Norton. At the heart of the village is 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.

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.

The village is well situated for communications which are excellent with a fast and frequent service to London Paddington from Kingham Station from about 1 hour and 20 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, Gloucester.

The property

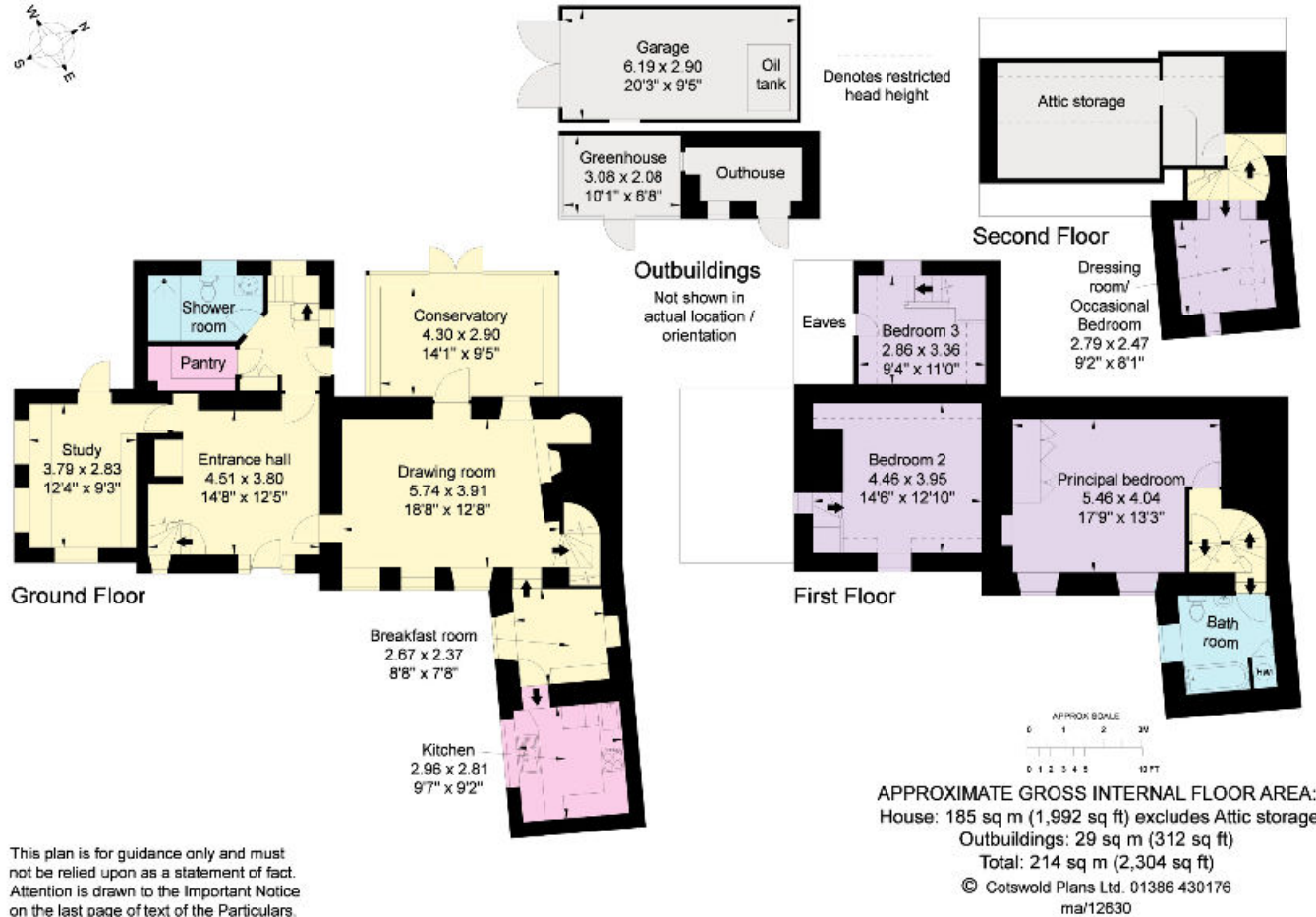
Barley Cottage is a charming Cotswold stone property with a wealth of period features offering versatile accommodation. Set within its own gardens the pathway leads through the front garden to the main entrance. The spacious hallway leads through to the drawing room which is no doubt the heart of the home with its central stone open fireplace. This in turn leads through to the garden room with double doors out to the rear terrace, an ideal space for al fresco dining. This garden room also offers an additional dining space ideal for entertaining.

The bespoke kitchen with vaulted ceiling has integrated appliances and a range of units that run through to the adjoining breakfast room with fitted cupboards.

To the other side of the entrance hall is a large study with door out to the garden. The rear hallway also offers a really useful walk in pantry and downstairs Shower Room

The upstairs accommodation is approached by three separate staircases on either side of the cottage. To one side is the Principal bedroom and bathroom with a further staircase leading to a dressing room/occasional bedroom and attic storage space. To the other side of the cottage the further staircases individually lead to bedrooms 2 and 3.





This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of text of the Particulars.

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I would be delighted to tell you more.

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Garden and grounds

The property is approached over a driveway through double gates to an extensive parking area with a single garage, greenhouse and outhouse that could easily be converted to a home office. Beyond the terrace and drive area lie the beautiful gardens which are a really wonderful feature of Barley Cottage. The gardens are laid to lawn with a mix of mature trees, plants, shrubs, vegetables and fruit trees. There are numerous places to sit and enjoy the beautiful peaceful gardens and a delightful summer house that is tucked to one side of the garden. All the gardens are enclosed by a Cotswold stone wall and offer seclusion whilst still being in the heart of the village.

Services

The property has oil fired central heating and benefits from mains water, drainage and electricity.

Directions

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 Churchill. Proceed into the village and the cottage can be found immediately on the left hand side with the driveway just before the cottage.

Terms

Tenure: Freehold

Local Authority: West Oxfordshire District Council - 01993 702 941



Connecting people & property, perfectly.

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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Particulars dated September 2020. Photographs and videos dated September 2020.

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