

RYNEHILL HOUSE

KINGHAM, OXFORDSHIRE





Rynehill House

Kingham, Oxfordshire

A charming farmhouse, comprising of walled gardens, swimming pool and several outbuildings with significant potential for development

For Sale Freehold

GROUND FLOOR

Entrance hall • Drawing room • Two sitting rooms • Dining room • Office • Kitchen/dining room
Utility room • Two cloakrooms • Cellar • Second kitchen

FIRST FLOOR

Principal bedroom with adjoining bathroom and dressing room • Guest bedroom with adjoining shower room
Five further bedrooms • Two family bathrooms • Dressing room

OUTSIDE

Garaging • Gym • Storerooms • Two loose boxes • Tack room • Walled gardens
Heated swimming pool • Range of outbuildings • Party barn • In all about 1.08 acres

A further 4.15 acres (approx) with a tennis court
is available by separate negotiation

The London Office

40 St James's Place,
London, SW1A 1NS

T 0207 839 0888
E enquiries@tlo.co.uk

www.tlo.co.uk

Butler
Sherborn

Stow-on-the-Wold Office

Parklands House, Park Street,
Stow-on-the-Wold, Gloucestershire, GL54 1AQ

T: 01451 830731
E: ben@butlersherborn.co.uk

www.butlersherborn.co.uk





DESCRIPTION

Rynehill House is a beautifully preserved former farmhouse that offers a blend of traditional charm and modern living possibilities. Set in a picturesque village setting, this handsome house is characterised by its Cotswold stone construction, slate roof, walled gardens, and a variety of outbuildings that present numerous opportunities for additional use, subject to relevant planning consents.

The main house offers spacious and flexible accommodation, ideal for both family living and entertaining. The ground floor comprises a substantial drawing room, a formal dining room, and a sitting room, all accessible from the main hall. The kitchen/dining room serves as a central hub, connecting to the working side of the house, which includes a utility room, boot room, second kitchen and second sitting room/home office. Inside, the house boasts a traditional style with charming features, including open fireplaces and exposed timbers.

Upstairs, the first floor features a principle bedroom with bathroom and dressing room, guest bedroom with shower room and six additional bedrooms, and two-family bathrooms.



The property is surrounded by beautifully maintained private walled gardens, there is also a heated outdoor swimming pool, garage and a range of versatile outbuildings, including a substantial party barn.

A further 4.15 acres (approx) with a tennis court is available by separate negotiation.

FIXTURES & FITTINGS

Only those items mentioned in these particulars are included in the sale. Some additional items may be available by separate negotiation.

VIEWINGS

Please telephone Butler Sherborn: Stow-on-the-Wold Office T 01451 830731 or The London Office T 0207 839 0888
E stow@butlersherborn.co.uk

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasieasements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

SERVICES

Mains electricity and water are connected to the property. Private drainage. Oil fired boiler provides central heating and hot water.

RIGHTS OF WAY

The owners of Rynehill Barns have the right of way over the property to clean their windows and carry out maintenance. Strictly by prior arrangement with the owners of Rynehill House.

LOCAL AUTHORITY

West Oxfordshire District Council :
Telephone - 01993 702941

COUNCIL TAX

Band G

EPC RATING

Band E

TENURE

Freehold



DIRECTIONS (Postcode OX7 6UL)

From Stow-on-the-Wold take the A436 towards Chipping Norton after a mile take the right-hand turn onto the B4450 road heading towards Bledington, carry on along this road all the way through the village, after you have passed Kingham Train station on your left take the right-hand bend signposted Churchill after about 1 mile the property will be found on your left.

what3words: ///glaze.custom.beads



Towns

Chipping Norton 4 miles
Stow-on-the-Wold 6 miles
Oxford 24 miles



Pubs

The Wild Rabbit 1.5 miles
The Kings Head Inn 2 miles
The Chequers 1.2 miles



Schools

Tudor Hall School 15 miles
Kitebrook School 7 miles
St Edward's School 21 miles



Train Stations

Kingham 1 mile



Members Clubs

Daylesford Organic Shop & Spa 3 miles
Soho Farmhouse 11 miles.
Estelle Manor 14 miles



Approximate Area = 403.5 sq m / 4343 sq ft

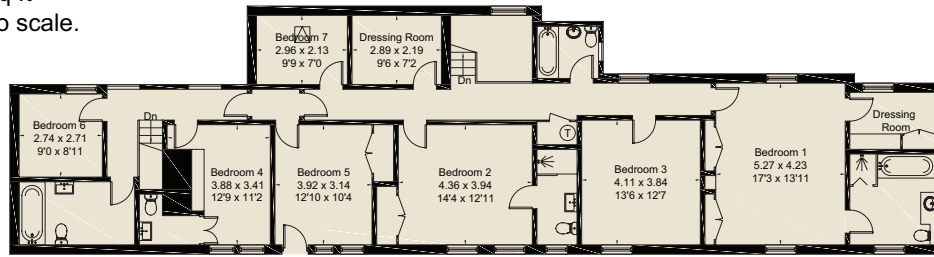
Garage = 32.6 sq m / 351 sq ft

Outbuildings = 235.7 sq m / 2535 sq ft

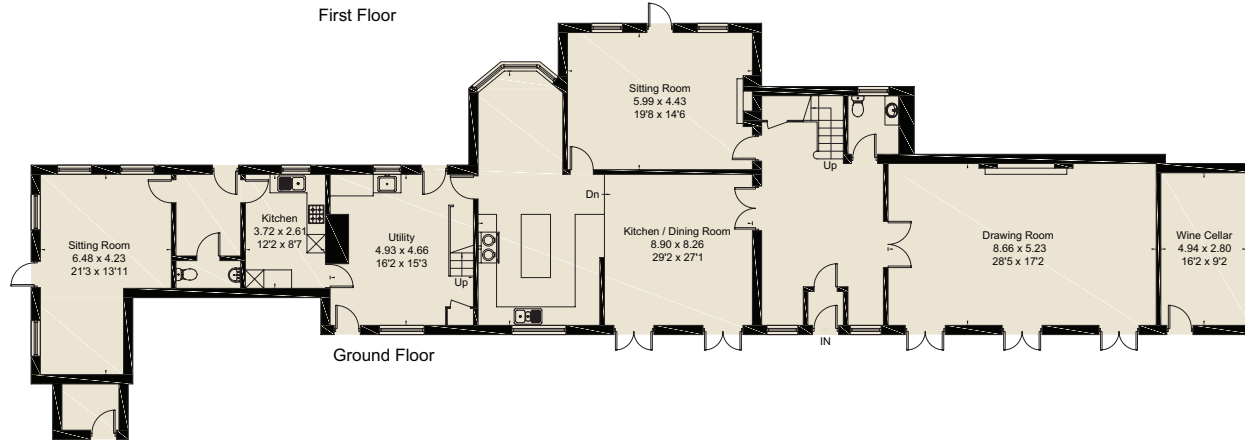
Total = 671.8 sq m / 7229 sq ft

For identification only. Not to scale.

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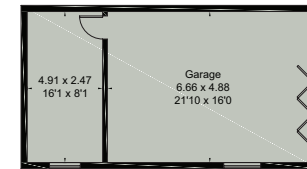


First Floor

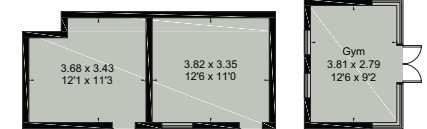


Ground Floor

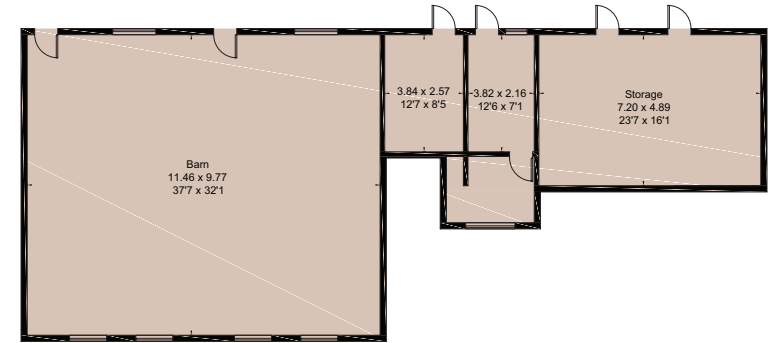
Potential Annexe



(Not Shown In Actual Location / Orientation)



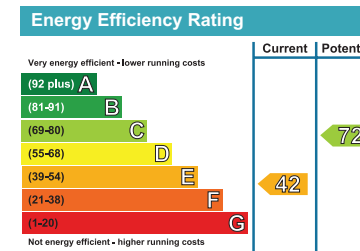
(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 321369

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