



THE WALLED GARDEN

KINGHAM • OXFORDSHIRE



CASTLETHORPE HOMES

WELCOME TO THE WALLED GARDEN

A select gated development of just four unique new build Cotswold Stone detached homes, set in a walled garden overlooking beautiful fields in the heart of the Evenlode valley in the Cotswolds.

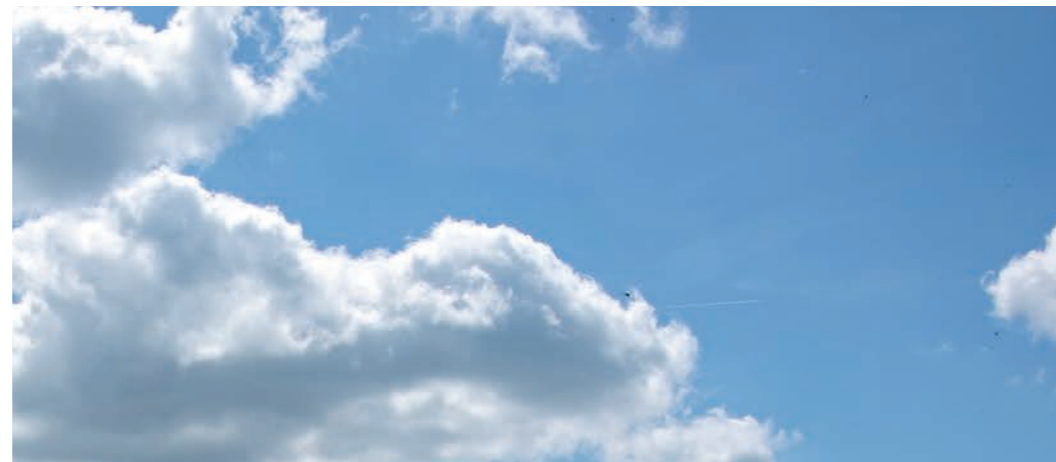


Photo: Andrew S Brown



Photo: Cotswold Tourism



Photo: Cotswold Tourism



The Cotswolds cover an area of almost 800 square miles and runs through no fewer than five counties. Quintessentially English, quiet villages of honey-coloured stone cottages sit alongside lively historic market towns in amongst the rolling hills – the ‘wolds’.

A favourite place

The Walled Garden presents a superb opportunity to own a delightful new home in the Cotswolds on the border of Gloucestershire and Oxfordshire. Surrounded by beautiful countryside and with a village once voted as England’s favourite right on the doorstep this is an idyllic location.

Quality finish and extra space

All homes will naturally be built to an exacting standard offering a range of layouts for modern living but in a style and finish in keeping with the local area. Each home benefits from a separate study, to enable homeworking, together with open-plan kitchen/dining areas and well-appointed bathrooms.

The good-sized rear gardens enjoy some beautiful views over the countryside while there is also a separate area as part of the development adjacent to plot 1 for all residents to enjoy which has been designated as a private wildflower meadow.

THE LOCATION & LIFESTYLE

Enjoy a countryside lifestyle at The Walled Garden in the heart of the Cotswolds.



Photo: Cotswold Tourism

The Wild Rabbit pub in Kingham

Bliss Tweed Mill at Chipping Norton

Daylesford Farm

The peaceful and secluded village of Kingham in the Evenlode valley was once chosen by Country Life as “England’s Favourite Village” and it’s not difficult to understand why when you see the mix of lovely stone houses with pastel-coloured doors and elegant cottages dating back to the 17th century.

Local amenities

At the north end of the main street in Kingham is a large green surrounded by stone and thatched cottages while at the other is the church of St Andrews which has a varied history dating back over 900 years. There is a village hall, a useful local stores as well as a primary school, rated Outstanding at the latest inspection.

The village is also something of a foodie destination with two highly rated pubs – The Kingham Plough and The Wild Rabbit – and also home to the annual Big Feastival held every summer at Alex James’ local farm.

You can visit Daylesford Organic, just a couple of miles north of Kingham, to shop for a range of artisan made cheese, breads and preserves as well as an abundance of organic fruit and vegetables. In addition, just five miles away, there is Jeremy Clarkson’s infamous Diddy Squat Farm Shop – promoted as a Cotswolds-based emporium of edible delights.

There are range of other shops, pubs and restaurants in the nearby popular towns of Chipping Norton and Stow-on-the-Wold while the major centres of Oxford and Cheltenham are both less than 25 miles away.

Outdoor lifestyle

This is an excellent spot for walking and cycling with a number of walks and cycle trails centred on the village and it has also been home to the popular annual 10km Kingham Run since 1975 when up to 200 runners compete along roads, tracks and trails and in the process raise money for the local school.

The outdoor life is certainly the highlight of the Cotswolds with more than 3000 miles of footpaths and bridleways to explore, ancient woodlands and wildflower meadows plus 4000 miles of historic stone walls dividing up the stunning landscape. If you want to enjoy the full rural English countryside experience, you can interact safely with flocks and herds of farm animals, including Gloucestershire Old Spot pigs and Highland cattle, as well as learn more about farming, past and present, at Adam Henson’s Cotswold Farm Park located just 11 miles from Kingham.

Excellent connections

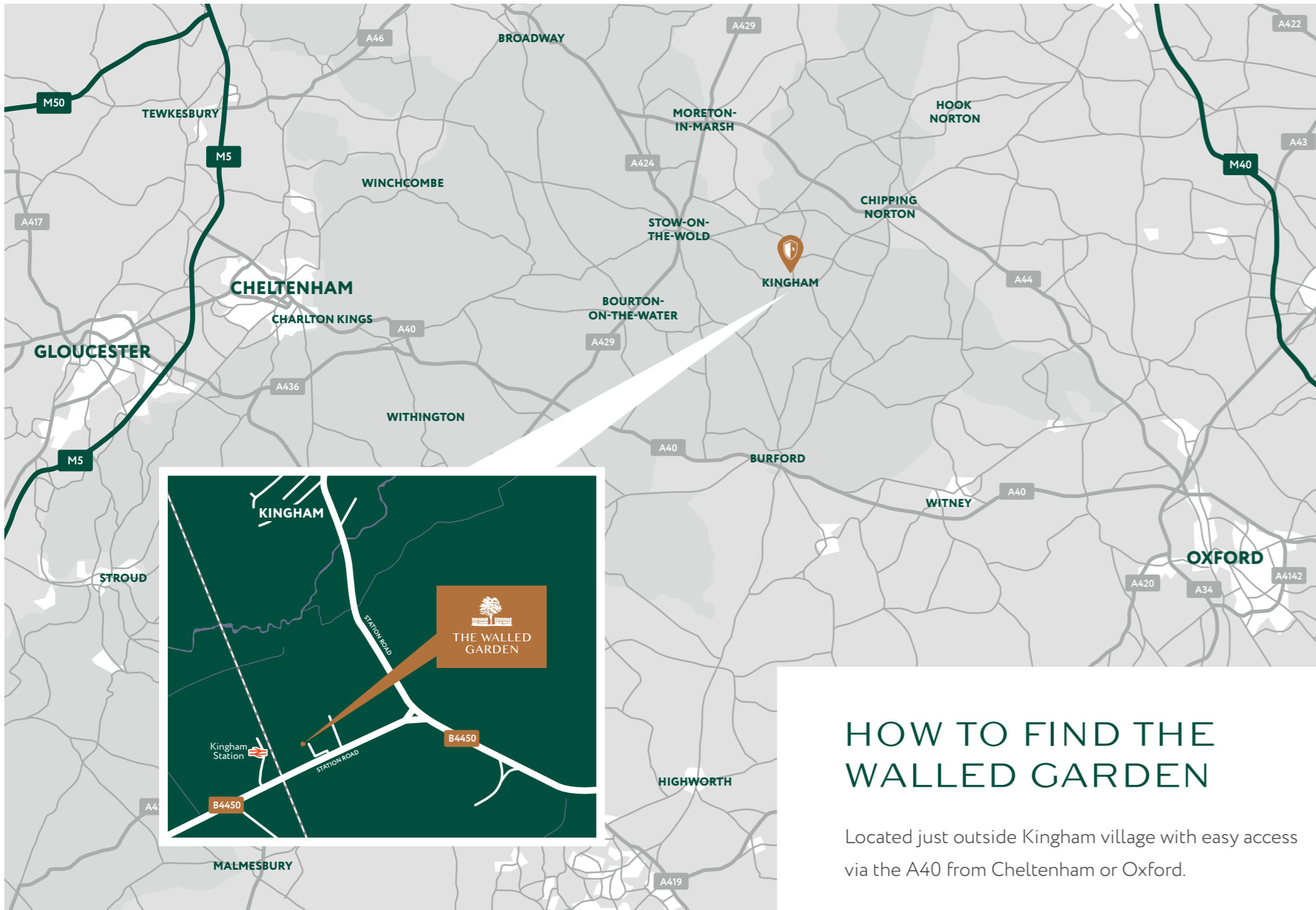
The Walled Garden is ideally positioned in a beautiful country location with some excellent local amenities but, with Kingham station just a 2-minute walk, you can also be in Oxford in less than 30 minutes by train or take a direct service to London. The A40, A44 and A429 are all within easy reach so you can quickly reach nearby towns by car and it’s less than 20 miles to junction 11 of the M40 which then allows fast road connections to Birmingham and London.



Kingham Village Stores

Photo: Cotswold Tourism





HOW TO FIND THE WALLED GARDEN

Located just outside Kingham village with easy access via the A40 from Cheltenham or Oxford.



SITE PLAN



- 1** MEADOW VIEW
- 2** THE FOXGLOVE
- 3** ORCHID HOUSE
- 4** MULBERRY MANOR



The Walled Garden
 Station Road
 Kingham
 Chipping Norton
 Oxfordshire
 OX7 6WJ

NOTE: This site plan is intended for guidance only and the accuracy of this information should not be relied upon by prospective purchasers who must make their own enquiries to satisfy themselves by inspection or otherwise as to the correct detail. Landscaping is indicative only.



PLOT 1

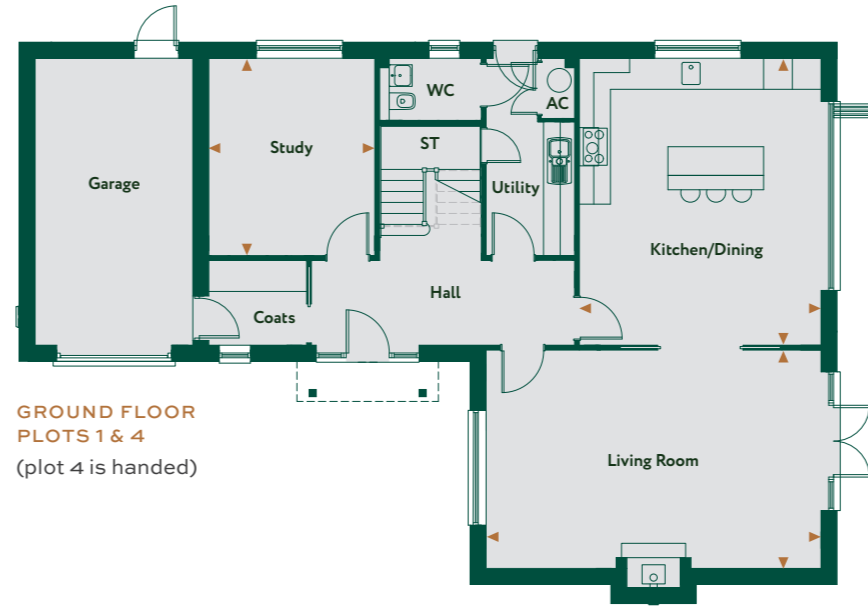
MEADOW VIEW

4 BEDROOM FAMILY HOME

PLOT 4

MULBERRY MANOR

4 BEDROOM FAMILY HOME



GROUND FLOOR
PLOTS 1 & 4
(plot 4 is handed)

GROUND FLOOR

Kitchen / Dining Room

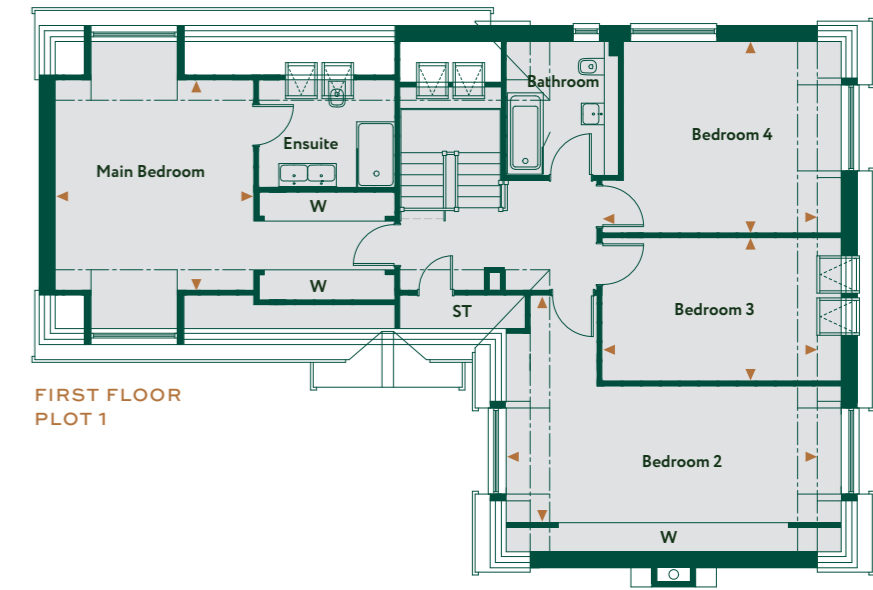
5.95m x 5.00m (19'6" x 16'5")

Living Room

6.95m x 4.52m (22'10" x 14'10")

Study

4.09m x 3.42m (13'5" x 11'3")



FIRST FLOOR
PLOT 1

FIRST FLOOR

Main Bedroom

PLOT 1: 4.37m x 4.11m (14'4" x 13'6")
PLOT 4: 4.83m x 4.19m (15'10" x 13'9")

Bedroom 2

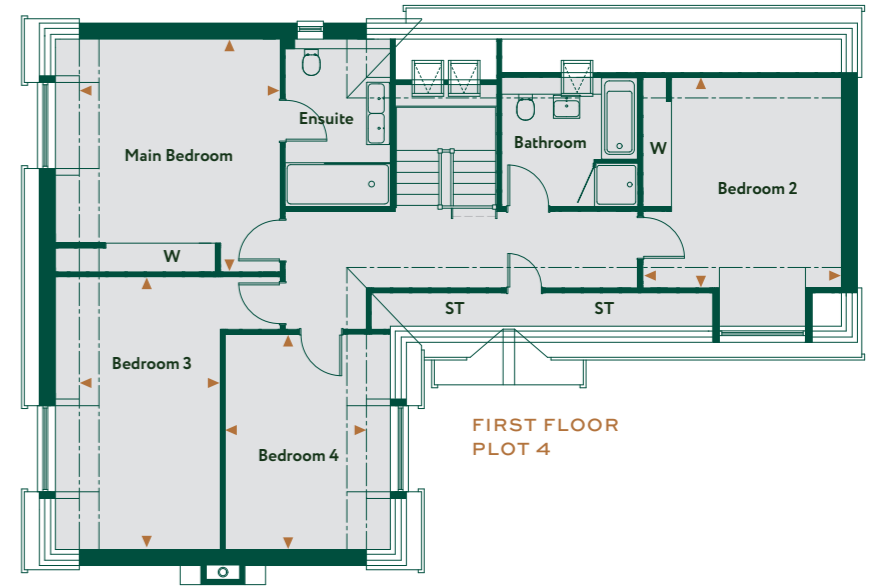
PLOT 1: 4.75m x 6.00m (15'7" x 19'8")
PLOT 4: 4.37m x 4.11m (14'4" x 13'6")

Bedroom 3

PLOT 1: 4.49m x 2.97m (14'9" x 9'9")
PLOT 4: 5.66m x 2.93m (18'7" x 9'7")

Bedroom 4

PLOT 1: 4.03m x 3.96m (13'3" x 13')
PLOT 4: 4.46m x 2.93m (14'8" x 9'7")



FIRST FLOOR
PLOT 4

CGI shows plot 1.
Plot 4 is handed.

PLEASE NOTE: Floor plans are not to scale and dimensions are for guidance only so should not be relied upon for flooring or furniture placement. Illustration shown is a computer generated image and indicative only so colours, finishes, landscaping and other details may vary. Kitchen and bathroom layouts are indicative only. Please check with Sales Advisor or Agent for details.

Denotes Velux Windows



PLOT 2

THE FOXGLOVE

4 BEDROOM FAMILY HOME

PLOT 3

ORCHID HOUSE

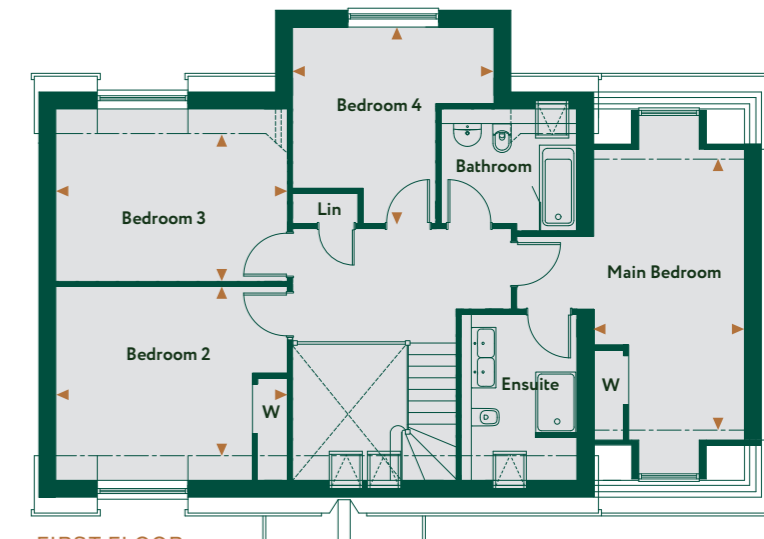
4 BEDROOM FAMILY HOME



GROUND FLOOR

GROUND FLOOR

- Kitchen / Dining Room**
5.60m x 5.43m (18'4" x 17'10")
- Living Room**
4.99m x 4.55m (16'4" x 14'11")
- Study**
3.36m x 2.21m (11'0" x 7'3")



FIRST FLOOR

FIRST FLOOR

- Main Bedroom**
5.35m x 2.95m (17'7" x 9'8")
- Bedroom 2**
4.56m x 3.33m (15'0" x 10'11")
- Bedroom 3**
4.56m x 2.90m (15'0" x 9'6")
- Bedroom 4**
3.95m x 3.86m (13'0" x 12'8")

CGI and floorplan show plot 2. Plot 3 is handed.

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Denotes Velux Windows

SPECIFICATION

All properties include a range of high-quality fixtures and fittings as standard. See below for details of some of the items you can enjoy as part of your new life at The Walled Garden. If you have any questions please do not hesitate to ask for more information.

KITCHEN

- Contemporary shaker style units
- Stone worktops
- Under cabinet lighting
- Traditional extractor style hood
- Wine cooler
- Integrated dishwasher
- Double bowl under mount sink
- Hot water tap
- Separate segregated recycle bins
- Cornice to units
- Central island with seating
- Integrated fridge
- Integrated freezer
- Double oven

UTILITY ROOM

- Contemporary shaker style units
- Laminate worktop
- Single bowl sink
- Freestanding tumble dryer
- Freestanding washing machine

BATHROOM/ENSUITE/ CLOAKROOM

- Wall hung vanity unit with two drawers
- White sanitary ware
- Minoli of Oxford ceramic and porcelain floor and wall tiling
- Shower over bath with glass shower screens
- Walk in shower cubicle to ensuites

HEATING & ELECTRICAL

- Underfloor heating to all ground floor rooms, bathrooms and en-suites
- Chrome towel radiators to bathrooms en-suites and cloakrooms
- Radiators to upstairs only
- Electric smoke detectors with battery backup
- TV points to lounge with wiring for Sky Q or other digital service
- Photovoltaic panels to roof
- Wastewater heat recovery
- Air source heat pump

INTERNAL FINISHES

- Natural oak internal doors
- Staircase in natural oak
- Wardrobes to main bedroom and bedroom 2
- Dulux paint to walls
- Log burner to living room (plots 1 & 4)
- Wood effect uPVC windows

EXTERNAL

- External tap
- External lighting and socket
- Electric car charging point
- Power and lighting in garage
- Alarm system fully installed
- Turf to rear garden

NB: An estate management company has been set up to manage communal areas and landscaping and a charge applies to each resident (see Sales Advisor or Agent for details). Specification is listed as a guide and is subject to updating or change at any time, the specification for each home must be checked at the point of reservation.

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LIVING BETTER BY DESIGN

Creating intimate, sympathetic, select developments, our team considers every facet that makes a home - and the surrounding community - somewhere truly special to live.



QUALITY COMMUNITY SUSTAINABILITY



Based in Oxfordshire and serving some of the most attractive and historic villages, towns and cities across Oxfordshire, the Cotswolds and surrounding areas, Castlethorpe Homes is redefining the design, choice, and quality standards of new build homes.

Our homeowners sit at the heart of everything we do. All Castlethorpe Homes schemes reflect the ever-changing needs of our buyers: the latest technology, maybe somewhere to work from home, better layout or more outside space. Whatever the reason for moving home, our new homes factor in as much of your 'wish list' as possible. We embrace proven, innovative construction methods that maximise energy efficiency whilst minimising lifetime maintenance costs. Creating positive, uplifting outside spaces and environments is just as important to us as specifying the finest internal materials and finishes.

Operating in established locations around historic hubs we aim to sympathetically create new homes that complement their local surroundings. Privately owned, we have the time and willingness to listen and the professional experience to deliver.



CASTLETHORPE HOMES

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