

# Home Farmhouse, Nether Kiddington, Oxfordshire

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# An imposing village house in the Cotswolds ‘Golden Triangle’ with beautiful gardens.

## Summary of accommodation

### Main House

**Ground Floor:** Entrance hall | Drawing room | Sitting room  
Kitchen/Dining/Family room | Boot room | Laundry room  
Pantry | Utility room | WC

**First Floor:** Principal Bedroom with en suite and dressing room | Three bedrooms | Family bathroom | Study | WC

**Second Floor:** Three Bedrooms | Two bathrooms

### Garden and Grounds

Ample parking | Extensive lawns | Patio areas  
Fully stocked flowerbeds | Mature trees & hedging  
Paddock | Outbuilding

**In all about 2.8 acres**



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## Situation

This attractive and sought-after Oxfordshire hamlet is situated in the Glyme Valley and lies within arguably the most popular postcode in Oxfordshire.

Woodstock, which is 4 miles away, provides further amenities, including a range of public houses, shops and post office. More extensive day-to-day requirements are found in Chipping Norton with its independent shops such as a butcher, fishmonger and bookshop/cafe, as well as chemists, supermarkets, sports centre, lido, boutique cinema and theatre. The picturesque town of Burford is nearby, with Witney, Oxford, Cheltenham, Stratford-upon-Avon, and Banbury all offering other cultural and retail facilities.

Charlbury is just 7 miles away and provides a useful mainline rail link into London Paddington via Oxford (66 mins approx.). Other excellent rail links can be found from Bicester and Oxford Parkway to London Marylebone (50 mins and 75 mins approx., respectively)) and Banbury to London Marylebone (57 mins approx.) The M40 provides an excellent link to both the North and the South. The A44 provides fast access to Oxford, A34 and the M40 for London and Birmingham.

The village lies right in the middle of the 'golden triangle', with Soho Farmhouse in Great Tew just 6 miles away [www.sohofarmhouse.com](http://www.sohofarmhouse.com), the highly regarded Daylesford Organic Farm Shop located in Kingham 12 miles away and Estelle Manor just 9 miles.

The Oxford school run is within easy reach for The Dragon, Summerfields, Headington, St. Edwards and Magdalen College School. Radley, Stowe, Bloxham, Tudor Hall and, Cheltenham, and many other well-known public schools are within relatively easy reach. Popular and excellent primary schools can be found in Great Tew and Enstone, and Kitebrook is within easy reach.

Recreational facilities include Lyneham, Heythrop, Chipping Norton, Burford and Tadmorton Heath golf courses. Horse racing at Stratford-upon-Avon, Cheltenham and Warwick.



## Distances

Woodstock 4 miles, Chipping Norton 7 miles, Charlbury mainline station 7 miles (to London Paddington from 66 minutes), Oxford 12 miles, London 74 miles. (Distances and times approximate)

## Home Farmhouse

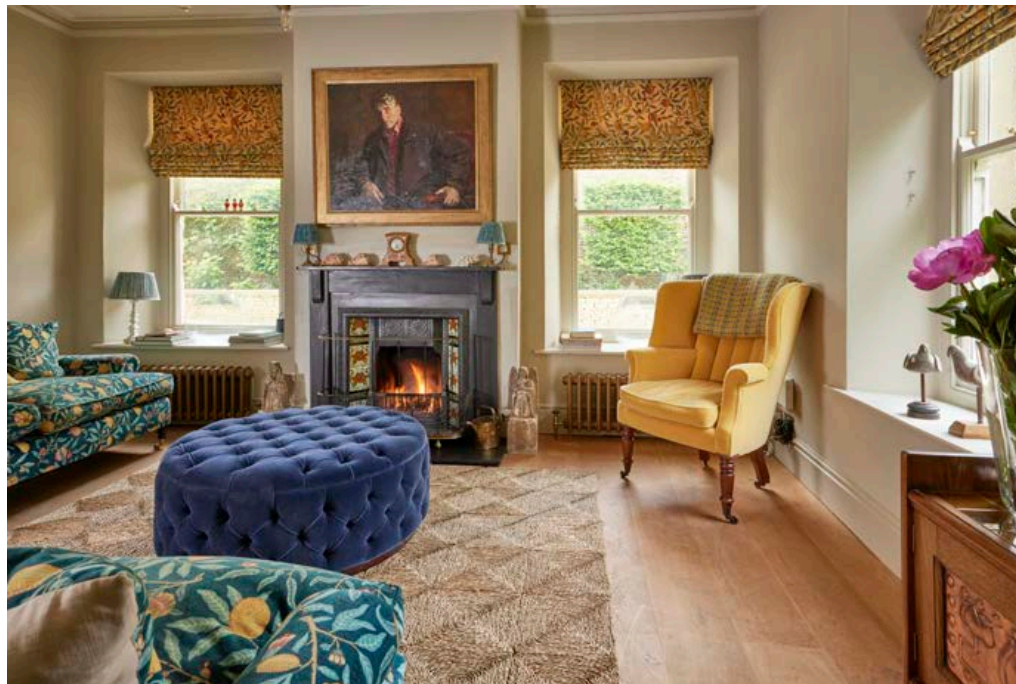
Located in an elevated private position within a popular village, Home Farmhouse is a substantial village house constructed of Cotswold stone under a slate roof. The property has a Victorian extension that provides generous and well-appointed accommodation with great character and charm. The current owners have completely renovated the property while retaining all the original features, including large sash windows with original shutters, flagstone floors and open fireplaces.

The large kitchen/dining room sits as the central hub of the house, with French doors out to the back garden and access out to the front. To the north is a spacious utility room/ back kitchen, a pantry, laundry room and boot room. The drawing room and sitting room occupy the southern aspect of the property within the Victorian extension, benefitting from high ceilings and large sash windows with views out over the garden.

Upstairs, the principal suite occupies the southerly end of the property with exceptional triple-aspect views out over the rolling countryside. It also has a spacious en suite bathroom and corridor dressing room. There are three more bedrooms sharing a family bathroom and an upstairs study/children's playroom.

The top floor has three bedrooms sharing two bathrooms, which are accessed by two separate staircases. One of the bedrooms is currently utilised as a home gym/studio.











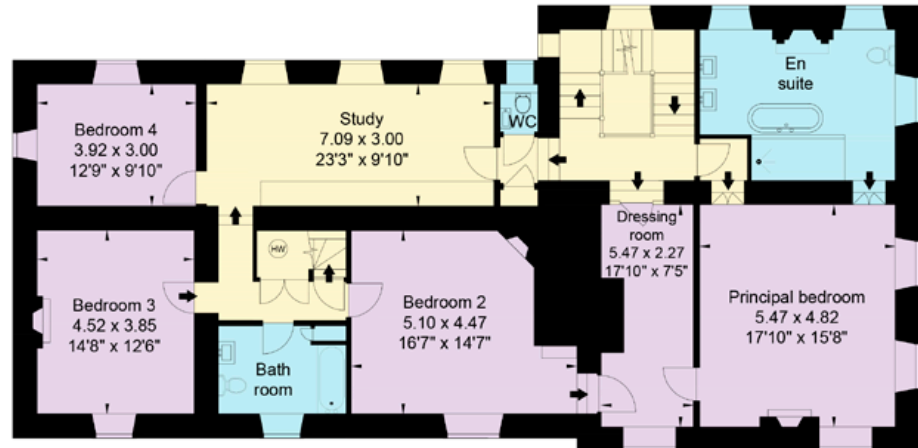
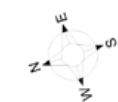


Approximate Gross Internal Floor Area

House: 550 sq m / 5,921 sq ft

Outbuilding: 43 sq m / 464 sq ft

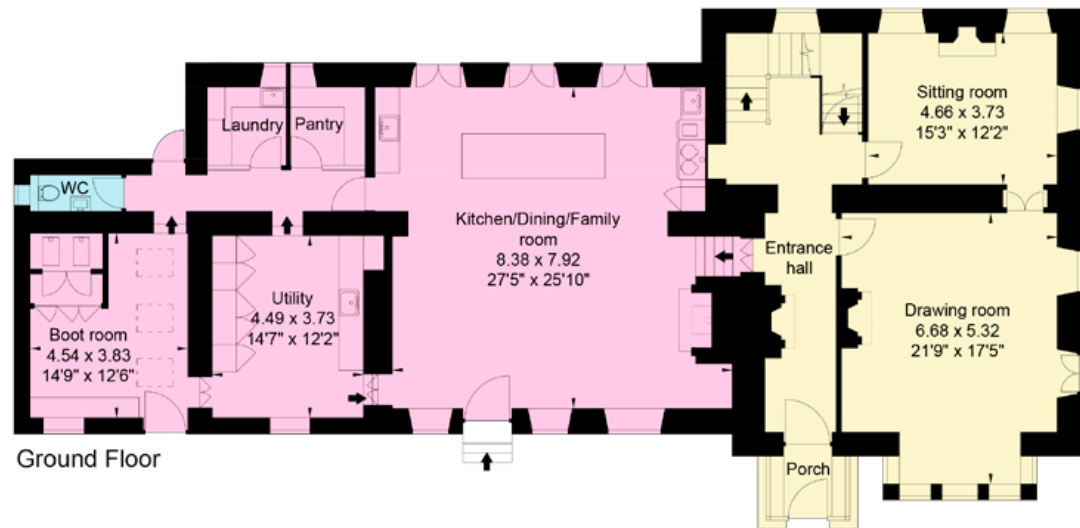
Total: 593 sq m / 6,385 sq ft inc. restricted head height



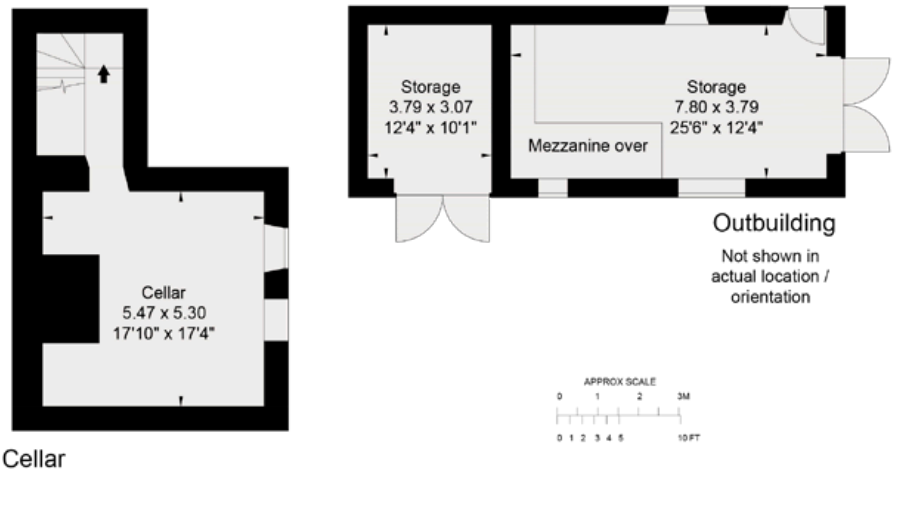
First Floor



Second Floor



Ground Floor



Cellar



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 the text of the Particulars.





## Garden and Grounds

The current owners have spent years designing the garden, and it is clear that the main feature is an impressive, stepped garden up to the paddock at the top. The stepped garden offers fully stocked flowerbeds, lawns, fruit trees, metres of immaculate stone walls and a lovely sitting area. The paddock sits at the top boundary, ideal for a pony or small group of animals.

Surrounding the house are various outdoor entertaining areas to capture the sun at all times of the day, ample parking, several specimen trees and herbaceous borders with mature hedging.

Within the garden is a large outbuilding currently used for storage and garden machinery, but subject to planning permission, it would be ideal for conversion.







