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Meadow Cottage Station Road, Kingham, OX7 6UH
Guide Price £750,000





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Kingham, Chipping Norton, OX7 6UH

Meadow Cottage is a detached house on the edge of a delightful village with beautiful views of the surrounding countryside

Location

Meadow Cottage is situated in an outstanding position on the edge of Kingham, adjoining unspoilt countryside. Kingham is a highly sought after village with a wide variety of facilities including two public houses, primary school, magnificent parish church, a village shop, village green and playing fields. Meadow Cottage is located opposite the former Mill House Hotel which is currently being developed by the Bamfords to create an upmarket hotel. Daylesford organic is 2 miles and Soho Farmhouse is 12.7 miles away.

Meadow Cottage is also located very close to Kingham Station which has regular services to London Paddington via Oxford and Reading.

Kingham is well situated close to the towns of Stow-on-the-Wold and Chipping Norton both of which have a good range of shops and facilities.

Oxford City centre is 25.8 miles.

Description

Meadow Cottage is a detached chalet style house construction of part Cotswold stone and part rendered elevations under a deep pitched and tiled roof. It has an attractive gabled front elevation and it enjoys comfortable accommodation with a large sitting room (formerly two rooms) and an equally large kitchen dining room. The bathroom is on the ground floor and there is a separate utility room. There are two double bedrooms on the first floor together with a cloakroom. There is underfloor heating on

the ground floor and radiators upstairs. Meadow Cottage has a lovely garden, single garage with ample storage and most importantly, a stunning position on the edge of the village overlooking the unspoilt countryside beyond.

Accommodation

Covered entrance, outside light, panelled front door with arched and glazed upper panel.

Hallway

With stairs leading to the first floor.

Sitting Room

Sitting room, originally two rooms with a double aspect. 10 recessed ceiling spotlights, a pair of glazed panelled doors flanked by matching opening casement window to one side overlooking the garden.

Bathroom

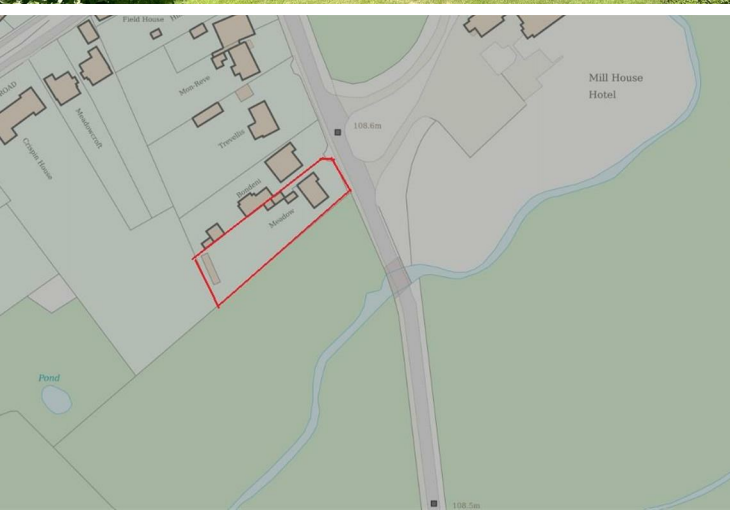
Matching suite, timber panelled bath with chrome mixer tap and separate shower above. Wash hand basin with chrome mixer tap, low-level w.c. shaver point, tiled floor.

Kitchen / Dining Room

Two bowl Belfast sink unit with chrome mixer tap set within a pine surround with cupboards beneath, work surfaces with storage below and space for a 110 cm range cooker. 18 recessed ceiling spotlights, tiled floor, built in larder cupboard with casement window, pair of glazed panelled doors leading to the rear garden.

Utility / Boiler Room

Belfast sink unit set within a timber surround with cupboards



below and space for washing machine. Worcester oil fired central heating boiler, glazed panelled door leading to an undercover terraced area immediately abutting the house.

From the staircase hall, stairs lead to the First Floor Landing

Bedroom 1

Built-in wardrobe cupboard, separate eaves storage and eye-level casement window overlooking the rear garden and countryside beyond.

Cloakroom

Low-level w.c. wash hand basin with cupboard below, shaver point.

Bedroom 2

Stripped pine floor, casement window overlooking the adjoining field and countryside beyond.

Outside

Meadow Cottage is approached by a shared gravelled entrance leading to a gravelled parking area set immediately in front of the property and surrounded by timber fencing to the front and hedging to the side. The gravelled drive also leads by the side of the house and to the garage.

Single Garage

Up and over door, power and light supply available from the property and plenty of storage beyond the garage area.

Garden

The rear garden may be approached from either side of the house or alternatively via doors from the sitting room, kitchen/dining room or utility room.

The rear garden is a particular feature of Meadow Cottage. It has a mainly south and south westerly aspect and is mainly laid to lawn with plain and paved terracing abutting the house. There are a number of mature trees in the garden, including evergreens,

a Willow and an Apple tree.

Meadow cottage is surrounded by mature hedging and adjoins open countryside.

Planning

Meadow Cottage is situated on the edge of Kingham. It is in the Cotswold Hills Area of Outstanding Natural Beauty. Subject to all necessary consents it is considered that the West Oxfordshire District Council's Replacement Dwelling policy may apply.

Services

Mains water, drainage, and electricity are connected to the property. Oil fired central heating and LPG gas supply for gas hob on cooker. Underfloor heating on the ground floor, and radiators upstairs. Please Note: We have not tested any equipment, appliances or services in this property. Prospective purchasers are advised to commission appropriate investigations prior to formulating their offer to purchase.

Local Authority

West Oxfordshire District Council.

Council Tax

Council Tax Band D

Council Tax Charge 2025 - 2026: £2,396.63

Directions

Follow Park Street, the main road through Stow-on-the Wold, which takes you out onto the Oddington road (A436). Take the first road (B4450) on your right signposted to Kingham. Go through the village of Bledington and carry on past Kingham train station, remain on Station Road as the road bends to the left and Meadow Cottage will be the first property on your left.

What3Words

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Approximate Gross Internal Area = 121.89 sq m / 1312 sq ft

Garage = 26.49 sq m / 285 sq ft

Total = 148.38 sq m / 1597 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Location Map

Viewing

Please contact our Stow-on-the-Wold Sales Office on 01451 830383 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

