



KIMBELL HOUSE

Charlbury, Oxfordshire



UNRIVALLED QUALITY IN THE HEART OF CHARLBURY

An elegant Cotswold stone property, combining the character and warmth of a period house with high-quality contemporary finishes to create a comfortable and stylish home within walking distance of the train station, the Bull, St Mary’s Church and all local amenities.

			EPC
4	2	3	B

Local Authority: Cherwell District Council
Council Tax band: F
Tenure/listing: Freehold /Grade II
Services: Mains gas, water, electricity and drains. Heating: Gas-fired central heating



CHARLBURY...

One of Oxfordshire's best villages, celebrated for its vibrant community, historic character and strong local amenities. Located within the Cotswolds AONB, approx 15 miles north-west of Oxford, it offers a blend of rural beauty and an active, sociable atmosphere, with a strong calendar of festivals and events, good food and a genuine sense of local life. The town offers an excellent range of amenities, including independent shops, cafés, a supermarket, post office, and a well-regarded primary school and nurseries. Much of the town's social life centres around the three excellent pubs including The Bull, an award-winning gastropub, and the Bell. Charlbury Station offers direct rail services to Oxford and London Paddington, with typical journey times to London of around 75 minutes, making the town especially popular with commuters. The surrounding countryside offers great walking and cycling, with easy access to the Cotswolds and nearby market towns like Chipping Norton, Woodstock, and Burford.





KIMBELL HOUSE

The property has undergone a comprehensive and highly considered renovation, internal reconfiguration and extension, carried out to exacting standards while carefully preserving the character and charm of this Grade II listed Cotswold stone townhouse. The house was stripped back and reconstructed with new electrical, plumbing and ventilation systems, a new gas boiler with zoned underfloor heating throughout and a pressurised hot water system. This really is the ultimate dream for a Cotswold commuter looking to be within a 20-minute drive of Soho Farmhouse, Daylesford and Estelle Manor, and to be able to walk to the pub, shops and train station. The front door sits under a new stone canopy and opens into a welcoming hall, a well-proportioned space with built in coat and boot storage, attractive detailing and a calm, understated palette. From here, the house flows naturally through to the generous kitchen/dining room at the rear, which forms the heart of the home. The kitchen is fitted with bespoke deVOL cabinetry under Taj Mahal quartzite worktops with integrated appliances, and ample space for a large dining table, making it ideal for both everyday living and entertaining. Double French steel doors open onto two stone terraces and the garden, creating a seamless connection between indoors and out. A downstairs bathroom, and a well-proportioned living room with a bespoke TV cabinet, hand-crafted walnut desk, and inset log fire completes the ground floor.





THE PROPERTY

A beautiful, hand-carved curved oak staircase leads from the hall to the upper floors. On the first floor there is a generous, double-aspect principal bedroom with bespoke wardrobes and a restored cast-iron fire surround on which used to sit designer and illustrator Anthony Gilbert's rococo mantle clock which was the inspiration for his iconic After Eight mints design. A stylish guest bedroom can also be found on the first floor, and both bedrooms are served by a luxuriously appointed marble-tiled bathroom featuring a large, freestanding bath and an elevated, walk-in shower, complemented by exposed beams and excellent natural light to create a beautiful and tranquil space. The second floor provides two further bedrooms, both charming and well-proportioned, and also with bespoke cabinetry. These rooms are served by a contemporary, porcelain-tiled shower room, completing the accommodation. There is also a built-in airing cupboard on the second-floor landing and a good-sized loft providing additional storage.

Outside, the enclosed, south-facing walled garden is landscaped with stone terraces, raised beds and built-in seating, providing a private and tranquil setting for outdoor dining and entertaining, a rare asset in such a central village location.

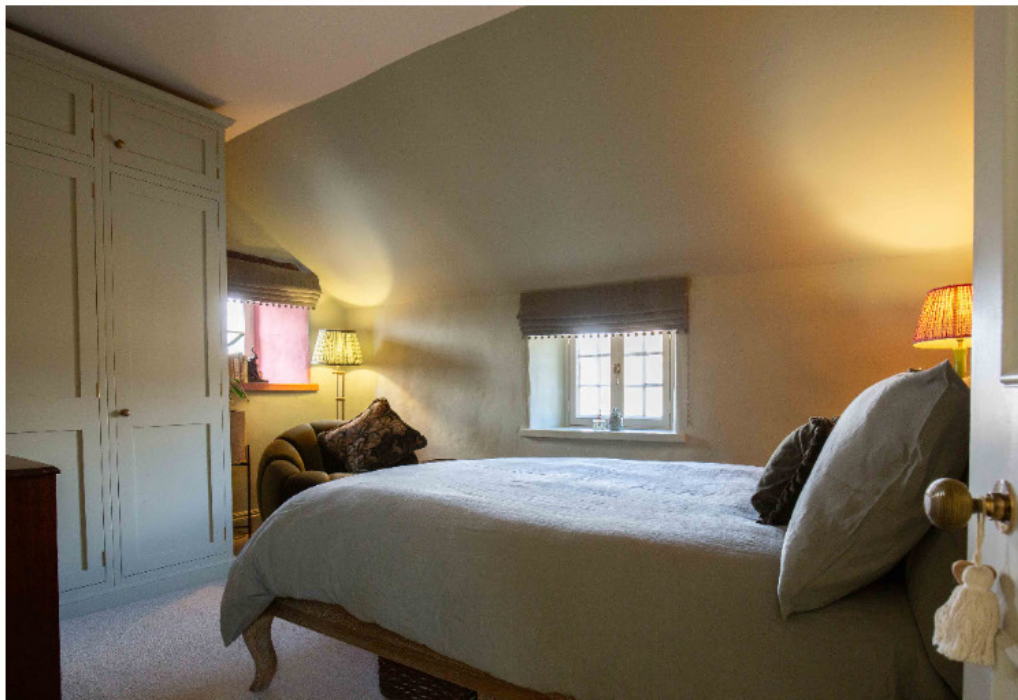




LOCATION

There is an excellent choice of schools in the area, including Cokethorpe near Witney and Kitebrook near Moreton-in-Marsh, with the Oxford schools very accessible, including The Dragon School, Summer Fields, St Edward's, Oxford High School and Headington, to name a few. Further afield but within easy reach are Radley College near Abingdon, Abingdon School, Tudor Hall near Banbury and Cheltenham Boys and Cheltenham Ladies College.

Charlbury station 800 yards, Estelle Manor 5 miles, Chipping Norton 6.5 miles, Daylesford 8 miles Woodstock 8 miles, Soho farmhouse 8.6 miles, Oxford 17 miles, London 70 miles.





This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



Harry Sheppard
01865 264 879
harry.sheppard@knightfrank.com

Knight Frank Oxford
274 Banbury Road, Summertown
Oxford, OX2 7DY

[knightfrank.co.uk](https://www.knightfrank.co.uk)

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. 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. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated <Particularsdate>. Photographs and videos dated <Photodate>. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.

