



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.



Local Authority: Cherwell District Council

Council Tax band: F

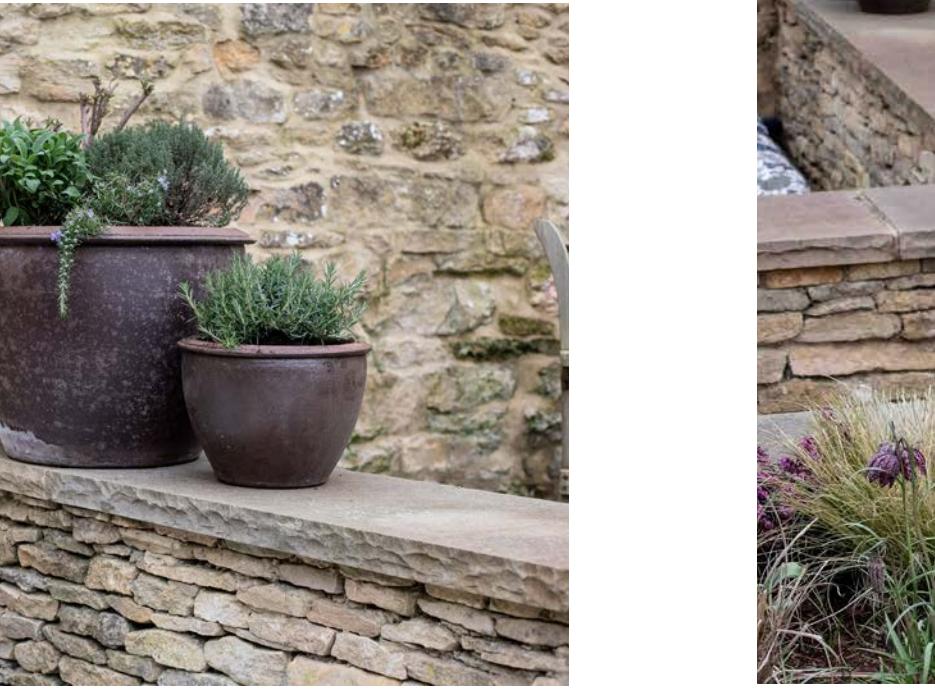
Tenure/listing: Freehold /Grade II

Services: Mains gas, water, electricity and drains. Heating: Gas-fired central heating



CHARLBURY...

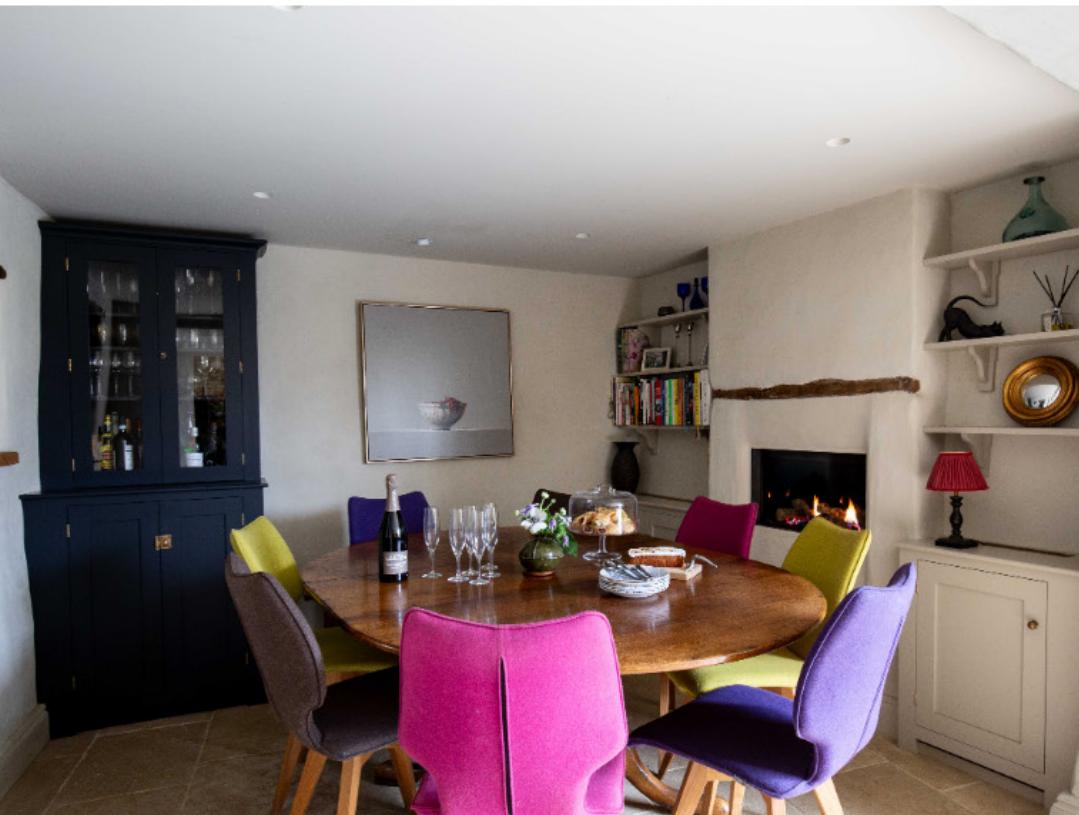
One of Oxfordshire's best villages, celebrated for its vibrant community, historic character and strong local amenities. Located within the Cotswolds AONB, approx 15 miles north west of Oxford, it offers a blend of rural beauty and an active, sociable atmosphere, with a strong calendar of festivals and 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.



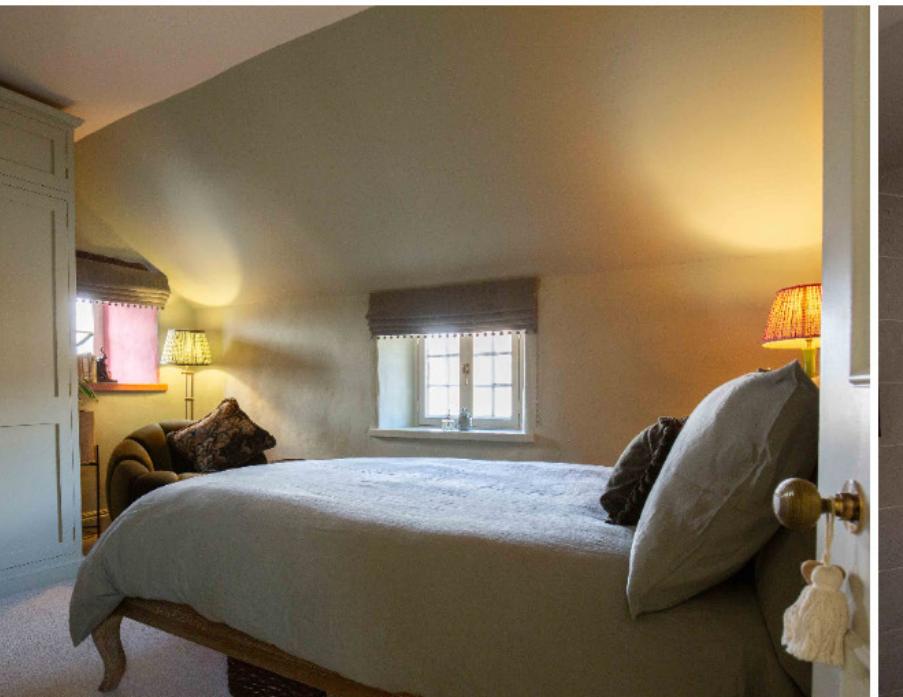
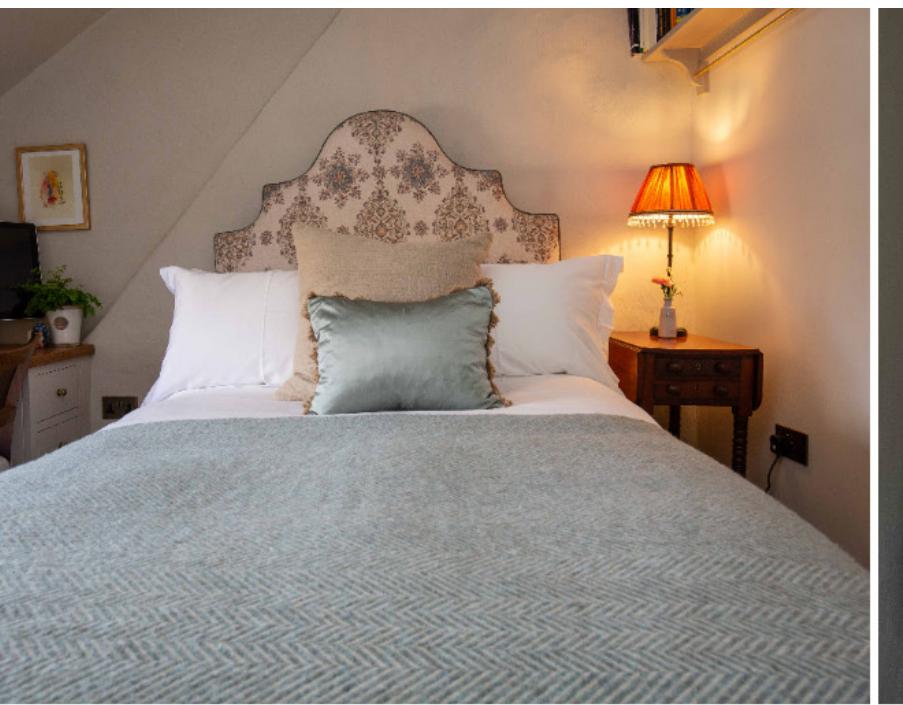
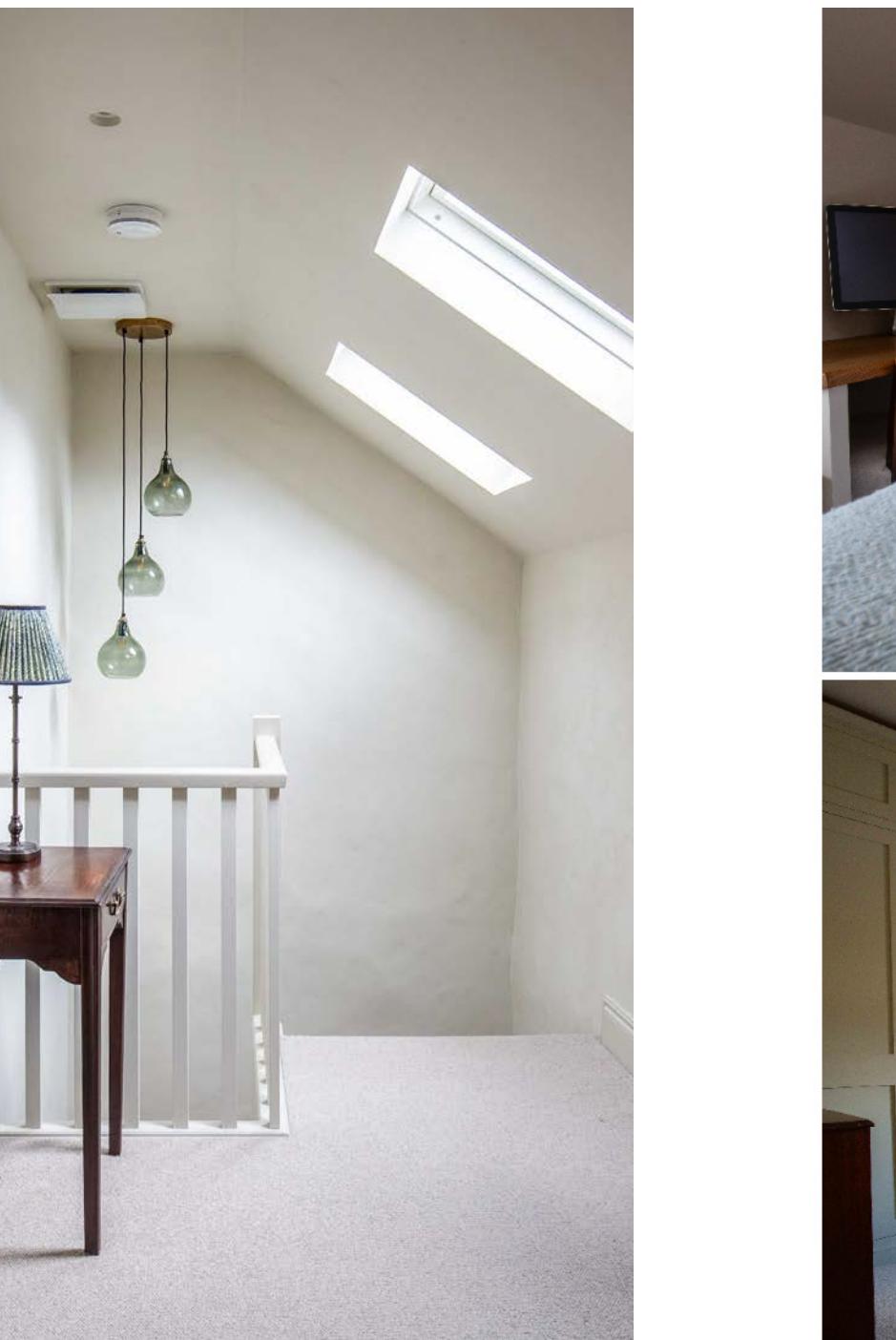


THE PROPERTY

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 east-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.

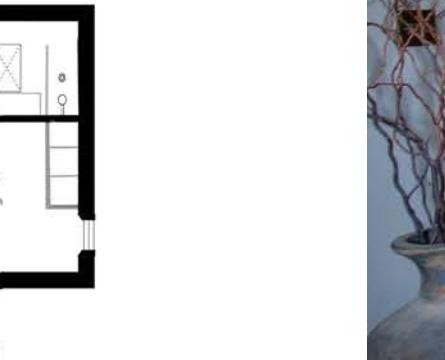
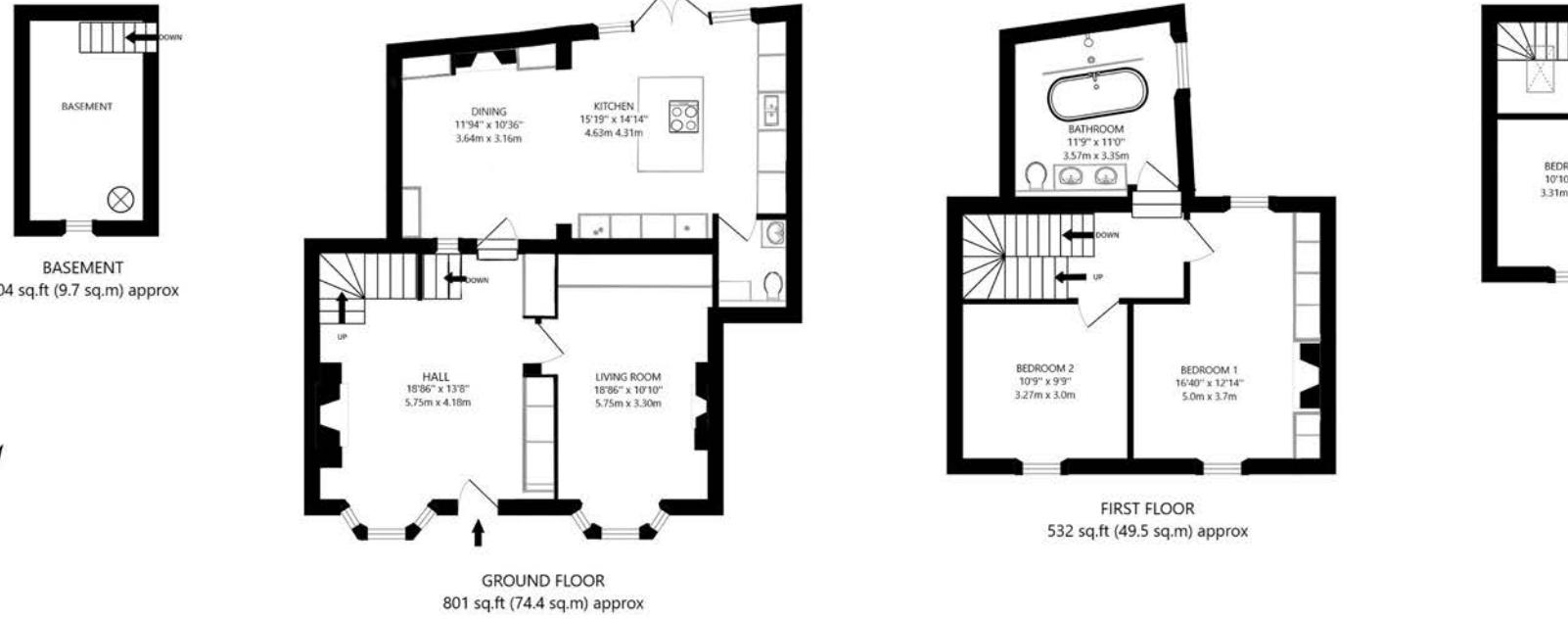




LOCATION

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.



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

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

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