



# HOME FARM COTTAGE

NETHER KIDDINGTON, OXFORDSHIRE

A charming, detached Cotswold stone cottage set in the heart of the idyllic village of Nether Kiddington, near Woodstock

**Ground Floor:** Kitchen/Breakfast Room • Sitting Room  
Dining room • Shower Room • Utility/Boot Room

**First Floor:** Four Bedrooms • Family Bathroom

**Outside:** Landscaped Gardens  
Extensive Parking • All set in approximately 0.24 Acre



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## DESCRIPTION

Home Farm Cottage is situated in the sought-after village of Nether Kiddington, Oxfordshire. This small village lies on the banks of the River Glyme, located between Woodstock and Chipping Norton.

This impressive, Cotswold stone cottage has 2,219sqft of living accommodation which is set over two floors. Home Farm Cottage offers generous rooms and character throughout. There is a lovely outlook over fields from the front aspect of the cottage. It is believed that the cottage dates back to the later 1700's. Modernisation and improvements were made to the cottage and the gardens were landscaped in 2013 by the current owners.

An impressive Oak front door leads into the kitchen/breakfast room featuring an attractive fitted kitchen,

exposed beams, Cotswold stone quoins, a stone floor, useful central island and an AGA set in the pretty tiled alcove. There is a large free-standing fridge freezer, an integrated dishwasher and a traditional Butler-style sink.

The sitting room has an impressive stone fireplace with a wood burner, the Oak floor runs through to the dining room, both reception rooms have exposed beams and Cotswold stonework. There is a useful utility/boot room and a well-appointed shower room, perfect for a family with kids and pets.

On the first floor, the Oak floor leads into the bathroom, which services the four bedrooms. The well-proportioned main bedroom has a full height ceiling with eye-catching exposed beams and an extensive range of fitted wardrobes.

The property is approached over a gravel drive set in the Cotswold stone walls, with an attractive wooden gate, there is parking for a number of cars. The garden is set to the rear and side of the house, with a generous stone paved terrace and lawns terraced on several levels complimented by flower and shrub borders. There is a wonderful outlook over fields from the front aspect. The boundaries are marked by the Cotswold stone wall and the high hedge.

Nether Kiddington is a small village with St Nicholas Church at its heart, all surrounded by farmland and woods, it is a pretty village with the benefit of Oxford town, a number of local train stations and some excellent private clubs for recreational and sporting interests. Woodstock offers a range of everyday amenities including shops, a post office and public houses. A wider selection of facilities can be found in Chipping Norton, where there is an excellent choice of independent shops, chemists, supermarkets, as well as a cinema, theatre and sports center.

## WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

## SERVICES

Private water, private septic tank, LPG gas for central heating and electricity. Gigaclear broadband connected. Underfloor heating on ground floor. No tests to the suitability of services have been carried out. Intending purchasers should commission their own tests (if required).



## FIXTURES & FITTINGS

Only those items mentioned in these sales particulars are included in the sale. Other fixtures and fittings, including garden statuary and ornaments, are excluded but may be available by separate negotiation.

## TENURE

Freehold with vacant possession.

## LOCAL AUTHORITY

West Oxfordshire District Council, Woodgreen, Witney, Oxfordshire, OX8 6NB.

01993 861000 [www.westoxon.gov.uk](http://www.westoxon.gov.uk)

## COUNCIL TAX

Band E

## EPC

Band E (48)

## VIEWING

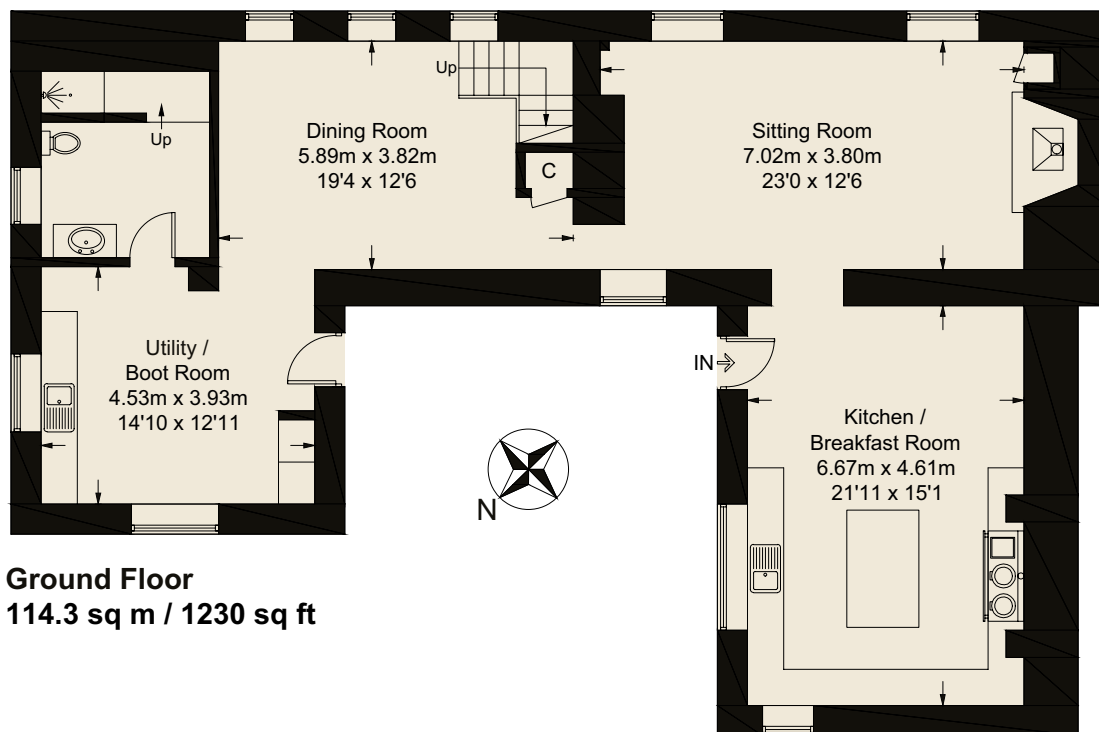
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## DIRECTIONS (OX20 1BY)

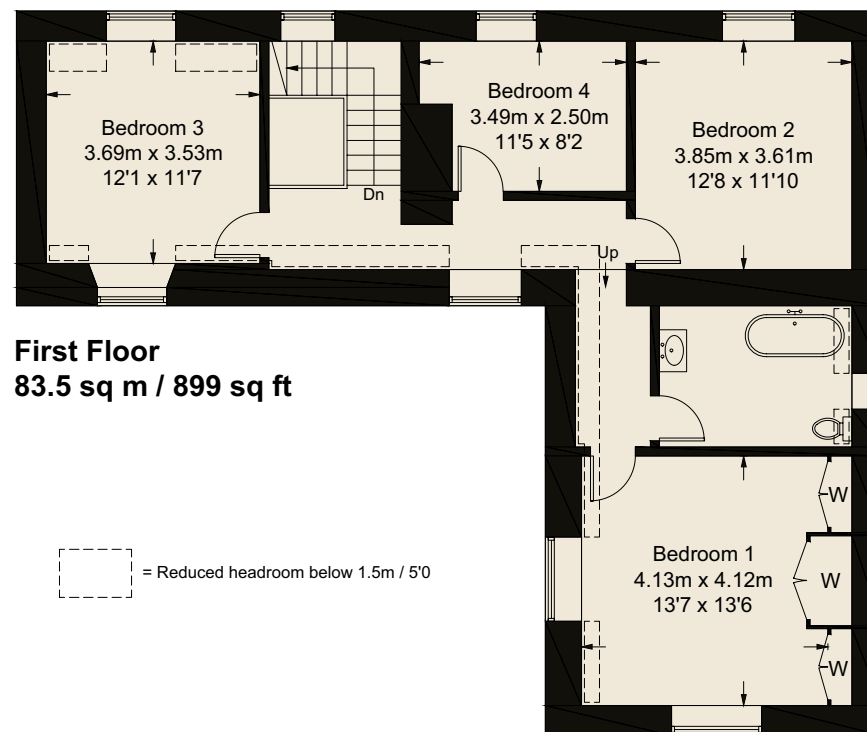
From the A44, turn into Park Road, pass through the village, taking the right-hand bend and head uphill slightly. Home Farm Cottage is on the left-hand side. The gravelled drive is just after the cottage.

**what3words:** ///business.plays.alieneated

# Home Farm Cottage, Nether Kiddington, Woodstock, OX20 1BY



**Ground Floor**  
114.3 sq m / 1230 sq ft



**First Floor**  
83.5 sq m / 899 sq ft

Approximate Gross Internal Area = 197.8 sq m / 2129 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1296504)



### Towns

Woodstock 4.9 miles  
Chipping Norton 8.2 miles  
Banbury 14.2 miles  
Oxford 14.2 miles



### Pubs & Eateries

The Killingworth Castle 2.7 miles  
The Back Lane Tavern, Woodstock 5.1 miles  
The Bull, Charlbury 6.2 miles



### Schools

Great Tew Primary School 5.4 miles  
Woodstock Primary School 5.3 miles  
Kitebrook Preparatory School 14 miles  
Chipping Norton School 7.7 miles  
Bloxham School 12.1 miles



### Train station

Lower Heyford 5.3 miles  
Charlbury Station 6.6 miles  
Tackley Station 7.0 miles  
Oxford Parkway 10 miles



### Members Clubs

Soho Farmhouse 6.2 miles  
Estelle Manor 9.4 miles  
Daylesford Organic Shop & Spa 13.9 miles



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