

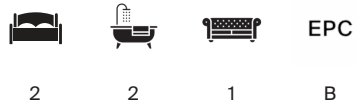


THE OLD WORKSHOPS, CHURCHILL



# BEAUTIFULLY PRESENTED BARN CONVERSION

Stow-on-the-Wold 5 miles, Kingham (trains to London Paddington from 76 mins) 1 mile, Chipping Norton 4 miles, Cheltenham 22 miles, Oxford 21 miles. Distance and times are approximate.



Local Authority: West Oxfordshire District Council

Council Tax band: E

Tenure: Freehold

Main electricity, water and drainage.



## LOCATION

Churchill is an attractive Cotswold village with a thriving community situated near the market town of Chipping Norton. There is a highly-rated public house, The Chequers, that sits opposite the village green, a village hall, cricket pitch and church. In nearby Kingham, there is a village shop, primary school and the Kingham Plough public house and Wild Rabbit. Daylesford Organic Farm Shop and the Bamford Club is just beyond, and Soho Farmhouse is a 20-minute drive. State and private schooling in the area is outstanding, with schools in nearby Kingham and Bledington, as well as Kitebrook near Moreton-in-Marsh, Magdalen College School, and a host of others in Oxford. Ladies College and Cheltenham Boys School in Cheltenham. Sporting facilities in the area include racing at Cheltenham and Stratford-upon-Avon, and golf courses at Wychwood, Chipping Norton and Burford and many other outdoor pursuits, including a fantastic network of footpaths and bridleways.







## BARN CONVERSION IN A HIGHLY DESIRABLE VILLAGE

This exceptional home has been thoughtfully designed to combine characterful charm with modern living, featuring high-end fixtures and fittings throughout and a stylish, turnkey finish. Extending to approximately 120.7 sq m (1,299 sq ft), the accommodation is arranged over one level and offers a superb sense of space and flow. At the heart of the home is an impressive open-plan kitchen/dining/living room, creating a striking and sociable space ideal for both everyday living and entertaining. The contemporary fitted kitchen incorporates premium integrated appliances and quality cabinetry, seamlessly opening into generous dining and sitting areas. There are two well-proportioned double bedrooms, both served by stylish, high-specification bath/shower room facilities finished to an excellent standard. Further accommodation includes a separate utility room, providing additional storage and practicality, along with well-designed circulation space and modern sanitary fittings.

The property benefits from an abundance of natural light, clean architectural lines, and a carefully curated interior palette that enhances the contemporary barn aesthetic while respecting its rural setting. This is a rare opportunity to acquire a thoughtfully designed, ready-to-move-into home in one of the Cotswolds' most sought-after settings, ideal as a primary residence or weekend retreat.



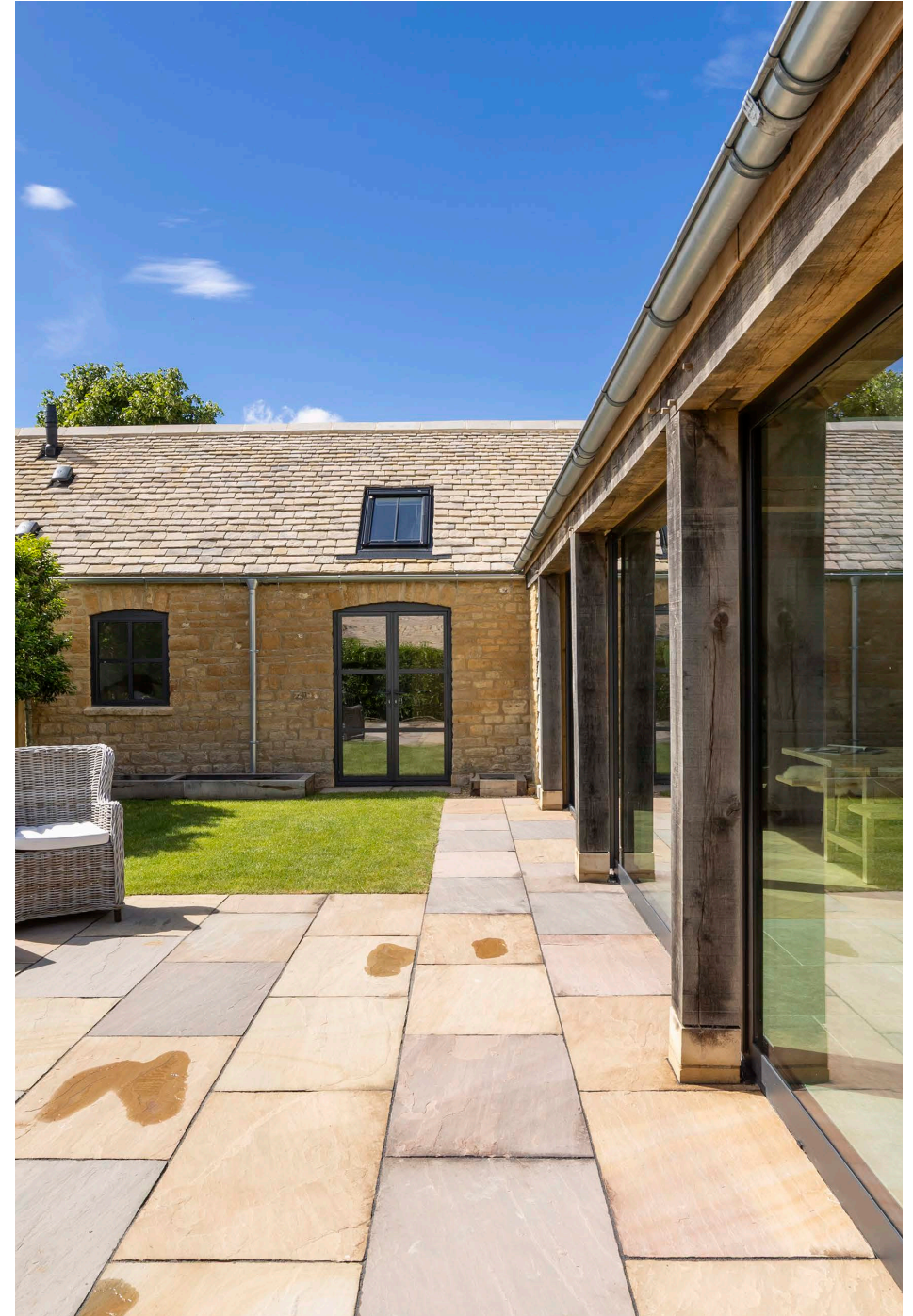




## OUTSIDE

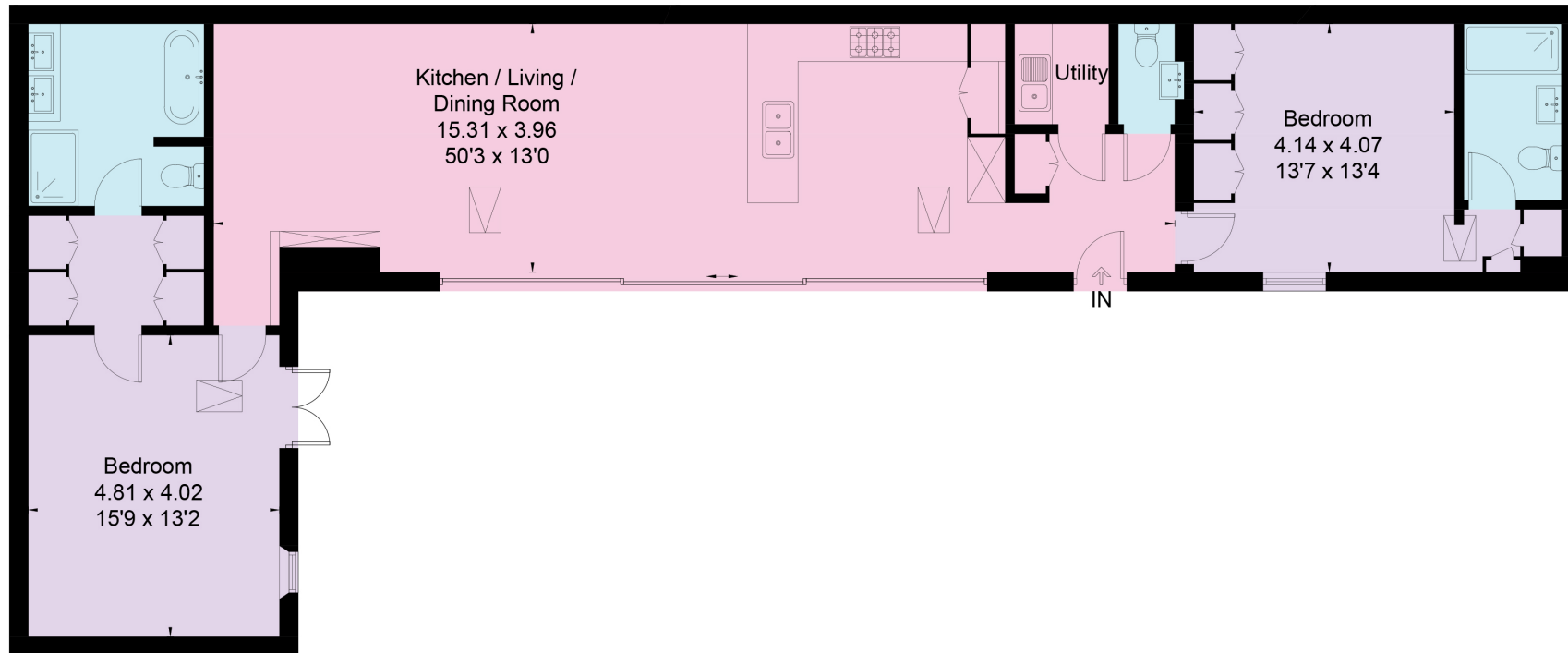
Externally, the property benefits from a private, south-facing garden and sunny terrace, ideal for al fresco dining and relaxed outdoor living. There is allocated driveway parking for a couple of cars.

The property benefits from underfloor heating with individual room sensors controlled remotely if needed,. The Viessmann heat Pump also provides a full circulating softened hot water system, with the mechanical ventilation heat recovery system, completing the full package of green technology





Approximate Floor Area = 120.7 sq m / 1299 sq ft



Ground Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.  
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #100921

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)



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