

An aerial photograph of Kingswood House, a large, multi-story stone building with a central tower and several wings. The house is surrounded by a large, circular gravel driveway with a central fountain. The property is set in a lush green landscape with rolling hills and a dense forest in the background. The sky is blue with scattered white clouds. A red horizontal line is positioned below the caption text.

Kingswood House, Woodleys, Nr. Woodstock, Oxfordshire



A beautifully presented country house near Oxford with views over the Blenheim Estate.

Summary of accommodation

Main House

Reception hall | Drawing room | Dining room
Kitchen/Breakfast room | Sitting room | Study | Wine store
Utility room | Cloak rooms | Gymnasium
Boiler and store rooms

Principal bedroom with dressing room and bathroom
Six/seven further bedrooms | Six bathrooms
Staff flat | Playroom

Garden and Grounds

Indoor swimming pool with sauna, changing rooms and shower
Tennis court | Coach House | Three further garages with two
bedroom flat | Workshop | Gardeners WC | Office | Kitchen
Bathroom | Landscaped gardens and grounds surrounded by
rolling countryside

In all about 6 acres

For Sale Freehold



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Oxfordshire

Kingswood House lies near Oxford, between the market towns of Woodstock and Charlbury – two of the most popular locations in West Oxfordshire.

The city of Oxford provides a comprehensive range of facilities, along with an outstanding choice of schools including: St Edwards, The Dragon, Headington, Summerfields, Oxford High and Magdalen College amongst others. Also within easy reach are Radley College, Abingdon School, Cokethorpe, Tudor Hall, Cheltenham Boys and Cheltenham Ladies College.

Surrounded by beautiful Cotswold countryside and benefiting from its own mainline railway station, nearby Charlbury is attractive to both local families and commuters. Charlbury has a strong and thriving community, with a selection of local shops, public houses, hotels, doctor, vet and dentist surgeries. There is a regular train service from Charlbury to London Paddington taking about 75 minutes and a service from Oxford Parkway into London Marylebone in just over an hour, whilst the A44 provides fast access to Oxford, the M40, London and Birmingham.

Recreational opportunities in the area are extensive: hunting is with the Heythrop and there are golf courses at Chipping Norton, Burford and Lyneham. The Heythrop Country Club and Spa is within striking distance and there is racing at Cheltenham, Stratford-upon-Avon and Warwick. The surrounding countryside provides delightful walking and riding. Soho Farmhouse is within a 15 minute drive.

Communications are excellent with the M40 approximately 11 miles to the east giving access to London and the Midlands with a choice of mainline railway stations at Charlbury, Long Hanborough, Oxford and Bicester.

Distances

Charlbury Station 3 miles (direct trains to London Paddington 75 minutes), Woodstock 4 miles, Oxford 9 miles, Oxford Parkway 9 miles, Chipping Norton 11 miles, Burford 13 miles, London 60 miles. (Distances and time approximate).



Kingswood House

A stunning country house, set in its own landscaped gardens and grounds on the edge of the Blenheim Estate near Oxford, Kingswood House is an exceptional family home with free flowing accommodation combining elegant entertaining spaces with comfortable family rooms. The main reception rooms includes dining room, drawing room, reception hall and sitting room all have elegant picture windows, giving fine views over the gardens, with spacious proportions and high ceilings. Overlooking open countryside to the east, the impressive 48' family kitchen is flooded with natural light from an extensive roof lantern along with sash and French windows which open to the adjoining gardens and tennis court. Adjoining the kitchen, a rear hall leads to a further wing of the house, comprising utility and boiler rooms, a gym and a brand new indoor swimming pool with a sauna and changing room facilities. A Sonos sound system is installed in all ground floor rooms.

The well-proportioned bedrooms, including the principal suite, provide extremely comfortable and stylish family and guest accommodation. The second floor provides a self-contained flat along with further bedroom accommodation. There is an extremely useful self-contained flat in the coach house which includes two bedrooms, a kitchen and office, with a workshop and garaging below.

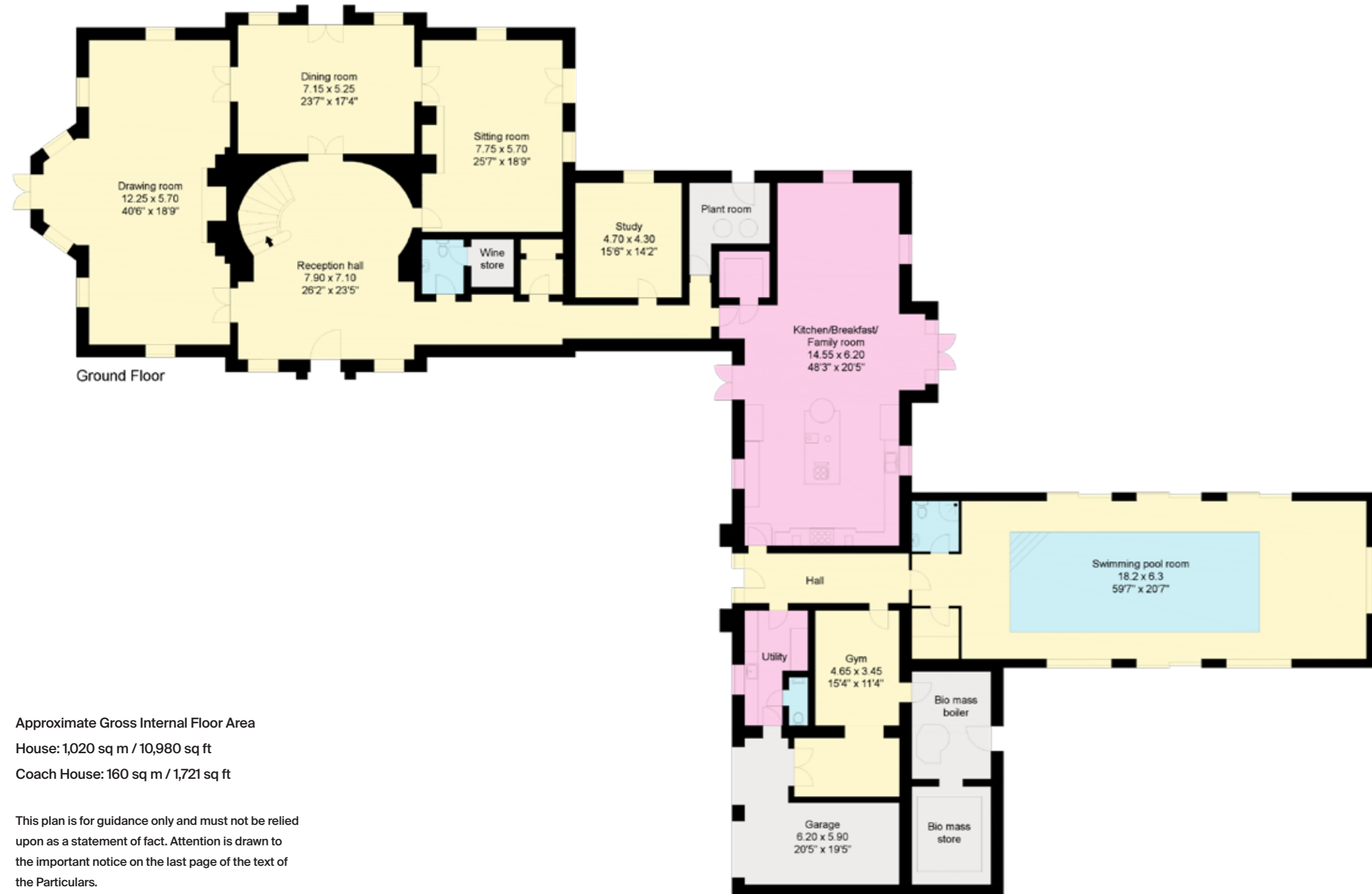
The arrangement and layout of the rooms can be seen on the floor plans.



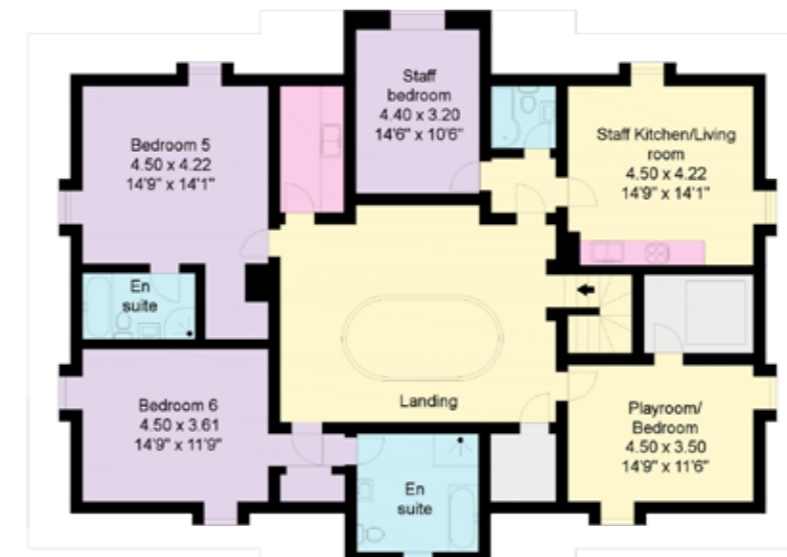




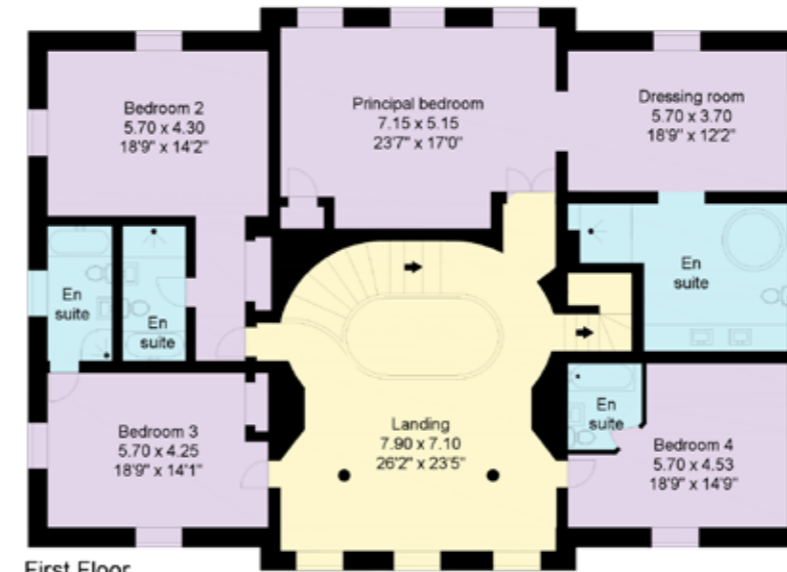




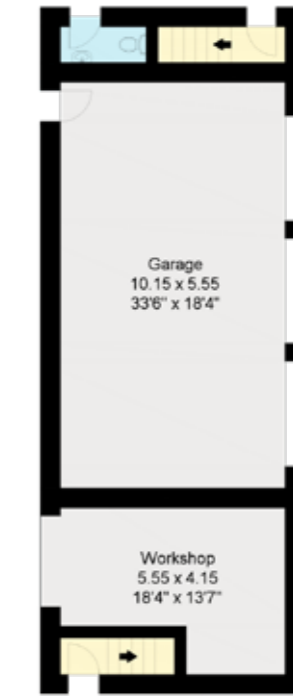
Ground Floor



Second Floor



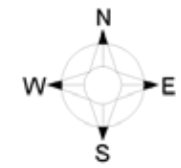
First Floor



Coach House Ground Floor



Coach House First Floor



Approximate Gross Internal Floor Area

House: 1,020 sq m / 10,980 sq ft

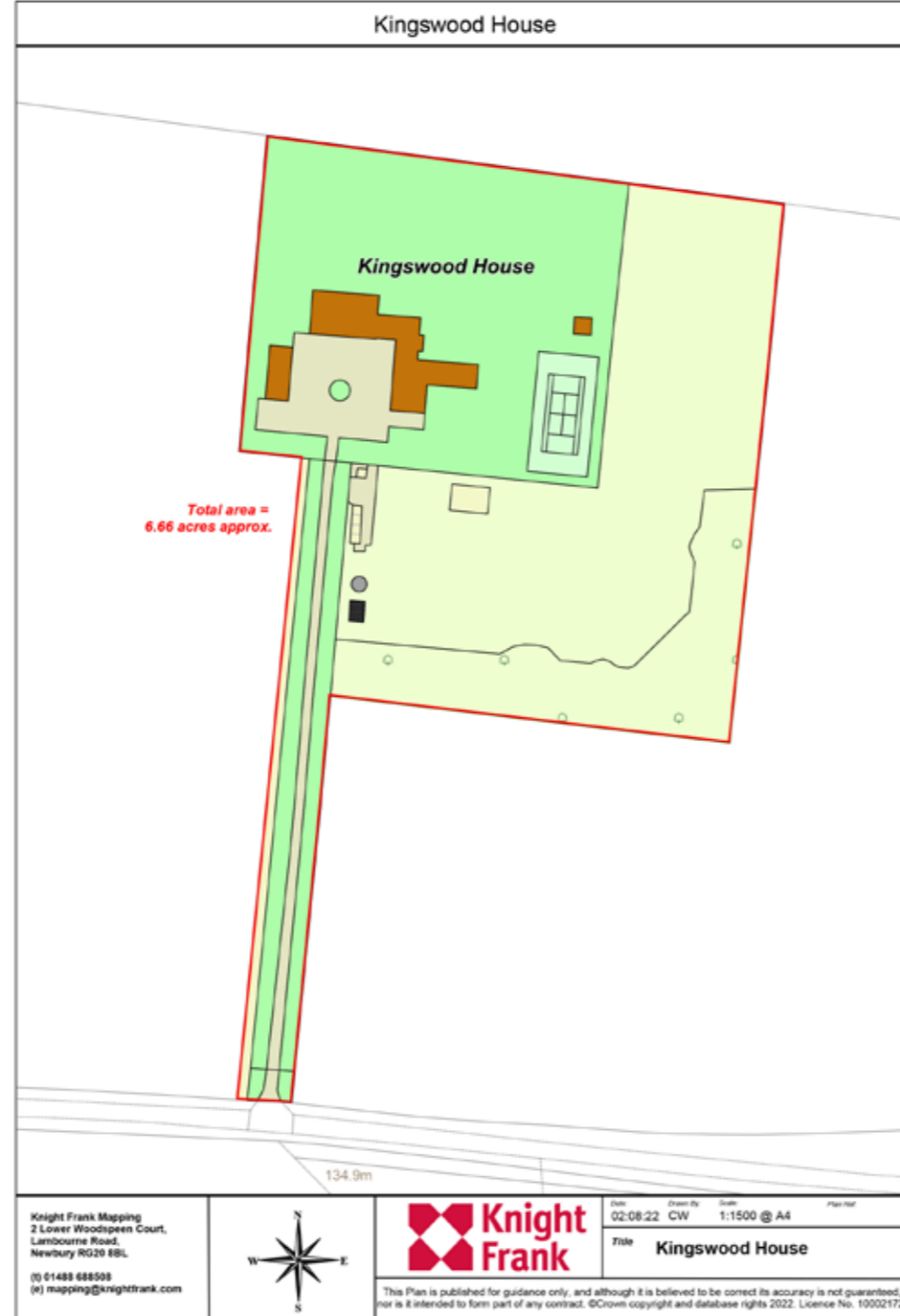
Coach House: 160 sq m / 1,721 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Garden and Grounds

A tree lined drive leads to the front of the house and a sweeping gravelled parking and turning area with delightful landscaped gardens bordering the house providing far reaching views over rolling open countryside and woodland.



Property information

Tenure: Freehold.

Services:

- Mains electricity and drainage
- 50 metre bore hole with 1,500 litre tank
- sand filter and UV treatment plant
- Heating – Two 56KW biomass boilers fed by 9 tonne hopper
- Under floor heating throughout the house

Specification:

- Irrigation system installed
- Second borehole installed
- Air conditioning installed in the kitchen/family room and principal bedroom suite
- Sonos sound system installed in all ground floor rooms, principal bedroom suite and first floor library area
- Water alarm added to burglar alarm system and CCTV

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. Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP 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 the agents, seller(s) or lessor(s). 2. 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. 3. 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 or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. 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 August 2022. Photographs and videos dated July 2022.

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Local authority: West Oxfordshire District Council.

Tel: 01993 861 000.

Council Tax Band: H

Energy Performance Certificate Rating: Band B

Directions (Postcode: OX20 1HW)

From Woodstock proceed north on the A44 towards Chipping Norton, after approximately two miles take the left hand turn immediately after a petrol station and Duke of Marlborough pub marked to Charlbury onto the B4437. Continue on this road towards Charlbury and Kingswood House is on the right after approximately two miles, with wrought iron gates opening to a tree lined drive.

Viewings

All viewings strictly by appointment only through the vendors' sole selling agents, Knight Frank LLP.



