

# Old Pound House, Kingham, Oxfordshire

---





# Much admired house on the green in a perfect English village.

---

## Summary of accommodation

### Main House

**Ground floor:** Drawing room | Dining hall

Kitchen/breakfast room | Sitting room | Utility | Pantry

WC | Cellar

**First floor:** Principal bedroom with ensuite bathroom

Three further bedrooms | Family bathroom

**Second floor:** Bedroom with ensuite bathroom

### Guest Barn

Living room/office | Kitchen | WC | Bedroom | Bathroom

### Outbuildings

Party barn/garden room | Gym | Summer house/office

Office with kitchen and WC | Stores | Wood store | Pool shed

Greenhouse

### Garden and Grounds

Formal garden | Swimming pool | Orchard

**In all about 1 acre**



#### Stow-on-the-Wold

Cotswold House, Church Street  
Stow-on-the-Wold, Cheltenham

GL54 1BB

[savills.co.uk](http://savills.co.uk)

#### David Henderson

01451 832 832

[david.henderson@savills.com](mailto:david.henderson@savills.com)

#### Country Department

33 Margaret Street  
London

W1G 0JD

[savills.co.uk](http://savills.co.uk)

#### Plum Fenton

020 7016 3825

[plum.fenton@savills.com](mailto:plum.fenton@savills.com)



#### Stow-on-the-Wold

Brett House, Park Street,  
Stow-on-the-Wold, Cheltenham

GL54 1AG

[knightfrank.co.uk](http://knightfrank.co.uk)

#### Leigh Glazebrook

01451 888018

[leigh.glazebrook@knightfrank.com](mailto:leigh.glazebrook@knightfrank.com)

#### Country Department

55 Baker Street  
London

W1U 8AN

[knightfrank.co.uk](http://knightfrank.co.uk)

#### Peter Edwards

020 7861 1707

[peter.edwards@knightfrank.com](mailto:peter.edwards@knightfrank.com)

#### Jamie Robson

020 7861 1707

[jamie.robson@knightfrank.com](mailto:jamie.robson@knightfrank.com)

## Oxfordshire/Gloucestershire border

Kingham is a particularly attractive village situated on the Gloucestershire/Oxfordshire border in the Cotswolds, a designated Area of Outstanding Natural Beauty. This ancient village, dating from Saxon times and recorded in the Domesday Book, is now a thriving community with a village green, a medieval church, a primary school (ranked 'Outstanding' by Ofsted), 2 public houses (The Kingham Plough and The Wild Rabbit), a hotel, a village shop and post office, village hall, play park and football fields. In 2004 a Country Life panel judged Kingham to be "England's Favourite Village" and in March 2016 the Sunday Times named it the best place to live in the South East of England.

In addition to the local primary school, a range of other excellent schools are within easy reach. Private schooling includes Kitebrook, Kingham Hill school, Cheltenham Ladies, Cheltenham College and Dean Close, Tudor Hall and Bloxham near Banbury and the array of Oxford schools including Cothill, The Dragon, Summerfields and St Edwards.

Day-to-day amenities can be found at Chipping Norton and Stow-on-the-Wold, and a wider selection in Cheltenham and Oxford. The renowned Daylesford Farmshop, Soho Farmhouse and Estelle Manor are all with easy reach.

Communications are excellent with rail links from Kingham to Oxford and London Paddington. The National motorway network is accessible via the A40 or the A44 leading to the M40 Junction 8 or 9, and the A40 leading to the M5 Junction 11A.

Leisure facilities in the area include racing at Cheltenham, Stratford-upon-Avon and Warwick, a golf course at the nearby Lyneham.

The surrounding countryside provides wonderful walking and riding along a network of footpaths and bridleways.

## Distances

Kingham main line station to London Paddington 80 mins, Daylesford 1.4 miles, Chipping Norton 4 miles, Stow-on-the-Wold 5 miles, Burford 8 miles, Oxford 23 miles, Cheltenham 24 miles, London 80 miles. (Distances and times approximate)





## Old Pound House

The main house, the cottage and the stone outbuildings form an appealing and harmonious group of Grade II Listed buildings on the west side of the village green. The courtyard was formerly the village pound, where stray animals were held, from which the house takes its name.

Old Pound House dates from the mid-18th Century with later additions. A handsome village house set back from the village green with an attractive front facade, built of Cotswold stone beneath a traditional stone tiled roof. The windows are in a pleasing combination of styles offering delightful views across the green to the village at the front and overlooking the walled rear garden.

From the front garden the wide front door opens onto a generous reception hall with a part flagstone and part oak floor which is currently utilised as a dining hall. The drawing room offers an abundance of light and space with leaded windows overlooking the front garden and a large bay window overlooking the rear garden. There is planning permission to extend the drawing room out into the back garden.

The kitchen/breakfast room again offers plenty of light with casement windows, a raised ceiling and roof lights over the kitchen, an Aga, granite work surfaces and pantry.

On the first floor there are four bedrooms and two bathrooms, the principal suite occupies one end of the house with access to the back staircase. The windows are predominantly large and to the front with lovely views of the green. On the second floor there is a further bedroom suite with vaulted ceiling and exposed beams and, accessed by a separate staircase, an unmodernised attic room. There is planning permission to add a first floor bathroom.

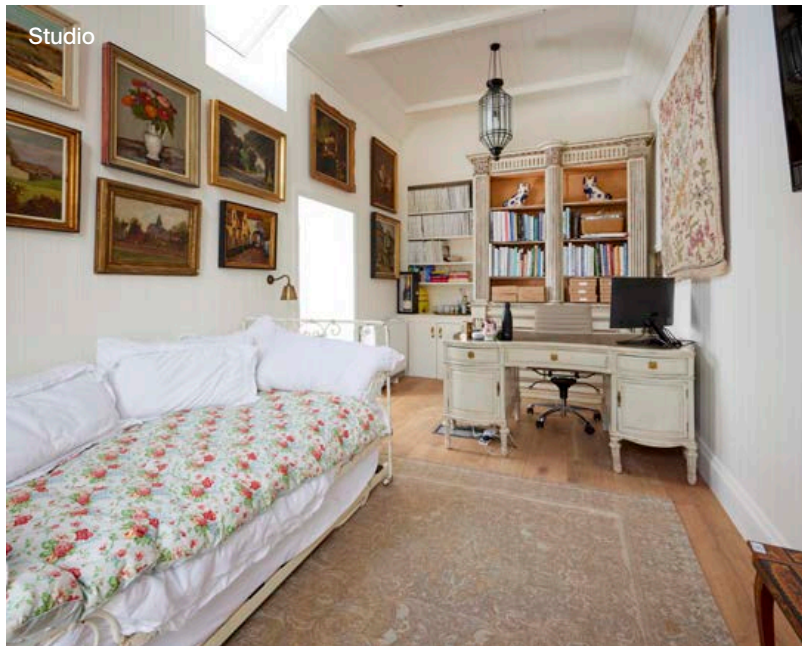






## Party Barn

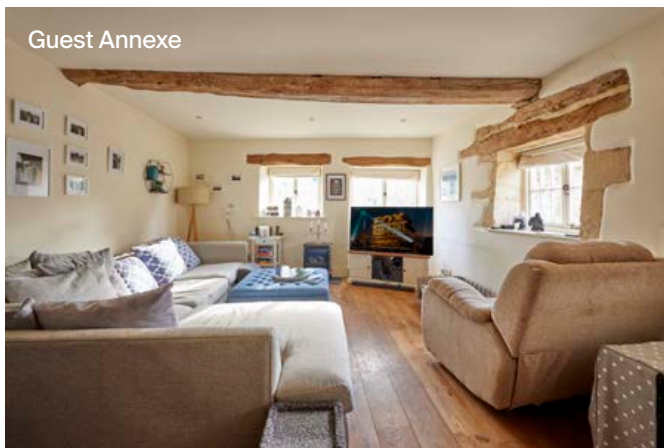
Adjoining the guest barn, there is a party barn and gym. There is a stone-built studio with kitchen and WC on the other side of the courtyard.







Guest Annexe



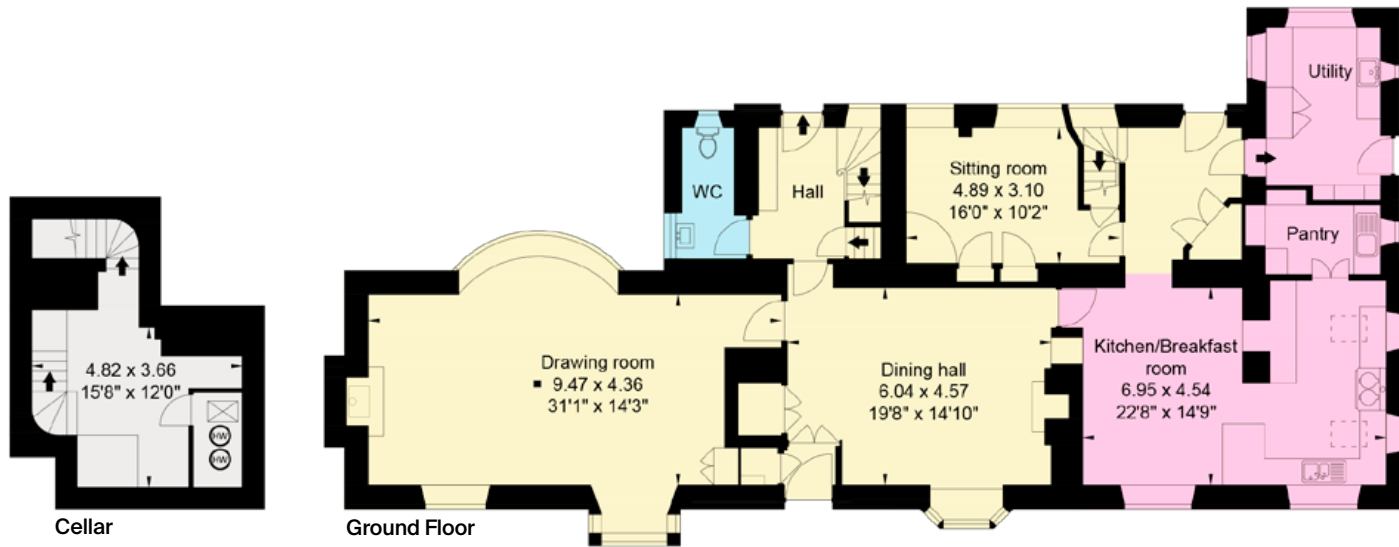
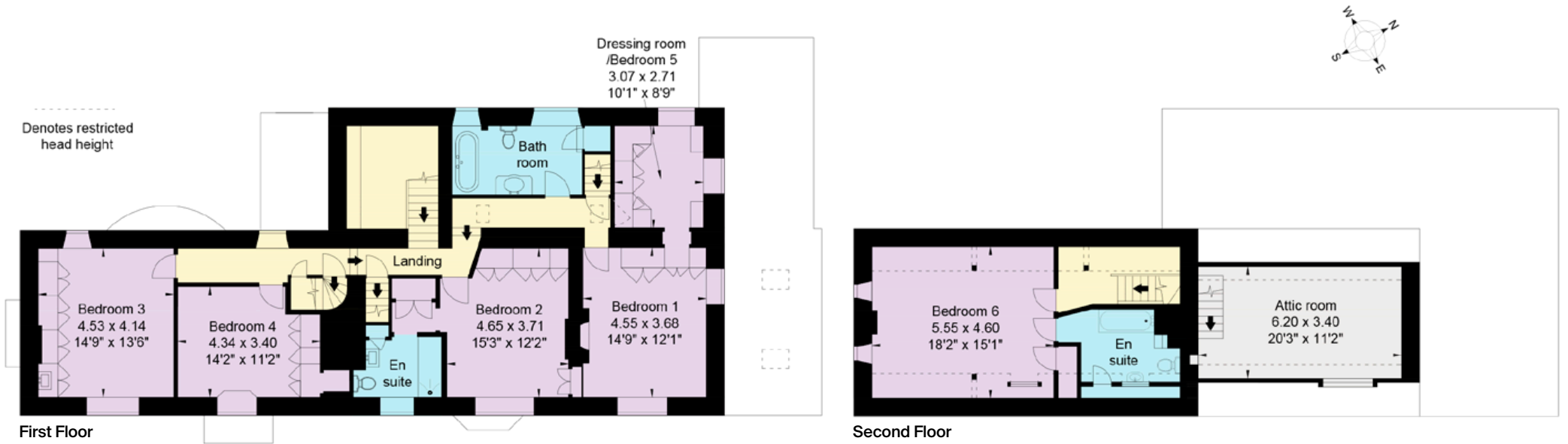
Guest Annexe



Guest Annexe

## Guest Annexe

The guest annexe has been tastefully converted and offers stylish ancillary accommodation with oak and flagstone floors, exposed timbers and stone work. On the ground floor there is a kitchen with an AGA, a living room/study and a cloakroom. Reached by an elm staircase the first floor includes a spacious bedroom and bathroom, both with vaulted ceilings and exposed beams.



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.

Approximate Gross Internal Floor Area

Main House: 396 sq m / 4,263 sq ft

Guest Barn: 98 sq m / 1,057 sq ft

Garden Room/Gym/Pool Shed: 82 sq m / 883 sq ft

Office: 25 sq m / 270 sq ft

Summerhouse/Office: 12 sq m / 129 sq ft

Total: 613 sq m / 6,602 sq ft







## Garden and Grounds

The formal garden at the back of the property is surrounded by a stone wall consisting of an elevated swimming pool, a garden office in one corner, a large greenhouse and several fully stocked flower beds. Over the wall to the right is a large orchard with a number of mature trees and raised vegetable beds.

# Old Pound House



LDS Ltd  
Plan Preparation  
Unit 15, Glenmore Business Park  
Telford Road  
Salisbury SP2 7GL  
  
(e) [planprep@lds-survey.co.uk](mailto:planprep@lds-survey.co.uk)



Date	Drawn By	Scale	Plan Ref.
03:06:24	CW	1:900 @ A4	18383.1
<b>Title</b> <b>Old Pound House</b>			

This Plan is published for guidance only, and although it is believed to be correct its accuracy is not guaranteed, nor is it intended to form part of any contract. ©Crown copyright and database rights 2024. Licence No. AC000818786



## Property information

**Tenure:** Freehold.

**Rights of Way:** There are no public rights of way that cross any part of the property.

**Services:** Mains water, electricity and drainage are connected to the property. Oil-fired central heating.

**Local authority:** Cotswold District Council. Telephone 01285 623000.

**Council Tax Band:** Band G – Old Pound House

**Energy Performance Certificate Rating:** Band E – Old Pound House

## Directions (Postcode: OX7 6YD)

From Stow-on-the-Wold, take the A436 signposted to Chipping Norton. After about 3 miles turn right signposted Kingham. Pass Daylesford Farm Shop on your right-hand-side and at the next T junction turn right to Kingham. After a short distance you will find Squirrel Cottage and Old Pound House on your right-hand-side.

## Viewings

All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP and Savills.

Note: "This plan is based upon the Ordnance Survey map with the sanction of the control of H.M. Stationary office. This plan is for convenience of purchasers only. Its accuracy is not guaranteed and it is expressly excluded from any contract. Licence Number. No. 100021721."



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 June 2024. Photographs and videos dated February and May 2024.

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](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.



savills

Knight  
Frank

Old Pound House