



Jobs Close, Kelmscott, Oxfordshire

A quintessential Cotswold cottage with an award winning extension and studio annexe set amongst delightful gardens.

Summary of accommodation

Sitting room | Family room | Kitchen/dining room | Cloakroom with shower

Five bedrooms | Family bathroom | Galleried studies

Studio annexe | Guest suite | Garaging | Sauna/utility room

Beautiful gardens and grounds | Kitchen garden | Orchard

In about approx. 1.7 acres

Distances

Lechlade 3 miles, Burford 9 miles, Witney 11 miles, Swindon (London Paddington 55 minutes) 14 miles, Cirencester 16 miles, Oxford 24 miles

(All distances and times are approximate).





Jobs Close

Nestled away in the heart of “William Morris’s village” of Kelmescott, Jobs Close enjoys a private and secluded setting framed by beautiful gardens and surrounding countryside. This exceptionally handsome house built of Cotswold stone under a natural stone roof is Listed Grade II and a blue chip example of Cotswold charm personified.

Presented to the highest of standards, the house has also evolved over recent years to provide a skilful blend of period features with modern family requirements. The principal reception rooms are well proportioned with lovely views over the garden. Attention to detail is second to none, window seats and an inglenook fire place give the formal rooms a feel of character. The Kitchen/Dining extension won the RIBA ‘Town and Country’ award for Best Extension in Wessex (Oxfordshire, Gloucestershire, Somerset, Dorset, Devon, Cornwall and the Channel Islands) in 2003. The intuitive use of space and natural light through a bay window is something to behold.

The bedroom accommodation is versatile. There are three bedrooms and a family bathroom on the first floor plus a fourth bedroom and shower room on the ground floor.

Outside established south facing gardens wrap around the house and are cleverly compartmentalised into rooms each with a different feel. There is a beautifully landscaped sun terraces suitable for alfresco dining and entertaining. The purpose built multifunction stone outbuilding is impressive. The Annexe serves several purposes and houses an ensuite bedroom, single garage, sauna/utility room, music studio with superb home office above.









Situation

Jobbs Close enjoys a very private position overlooking West and South-facing gardens in the tranquil village of Kelmscott. Kelmscott is a tranquil village in a quiet corner of West Oxfordshire. It is situated 2.5 miles east of Lechlade. There is a local public house and restaurant, The Plough, dating back to 1631, and St George's medieval parish church.

Kelmscott Manor is famous as the summer home of William Morris.

The adjacent market towns of Lechlade and Burford provide a good selection of local amenities whilst the larger centres of Oxford, Cheltenham and Swindon, are all within easy travelling distance.

Good schools nearby including St. Hugh's, Cokethorpe, Pinewood and Radley. Additionally Oxford offers an excellent choice including St. Edward's, The Dragon, Summer Fields and Magdalen College School.

There is good access to road and rail links including the M4 (J15) and M40 (J8a) and Swindon train station which has a direct service to London Paddington with a journey time of approximately 55 minutes.

Directions (GL7 3HG)

For directions please contact sole selling agent Knight Frank.

Property information

Services: Mains electricity and water. Oil central heating.

Local Authority: West Oxfordshire District Council - 01993 861000

Viewings

By appointment through sole selling agent Knight Frank.

Approximate Gross Internal Area

Ground Floor = 114.9 sq m / 1,237 sq ft

First Floor = 112 sq m / 1,205 sq ft

Studio Ground Floor = 90.9 sq m / 978 sq ft

Studio First Floor = 62.4 sq m / 672 sq ft

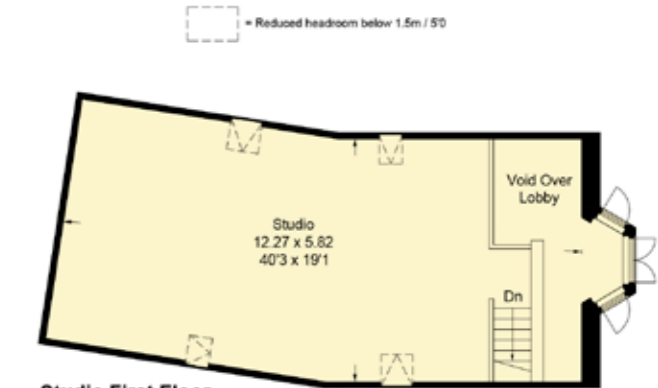
(Excluding Void/Including Garage)

Total = 380.2 sq m / 4,092 sq ft

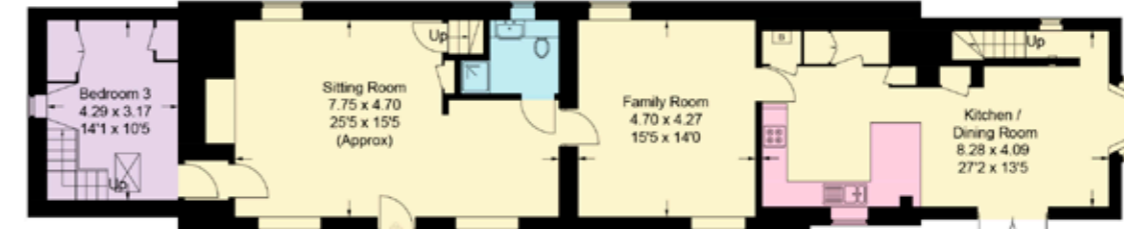
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



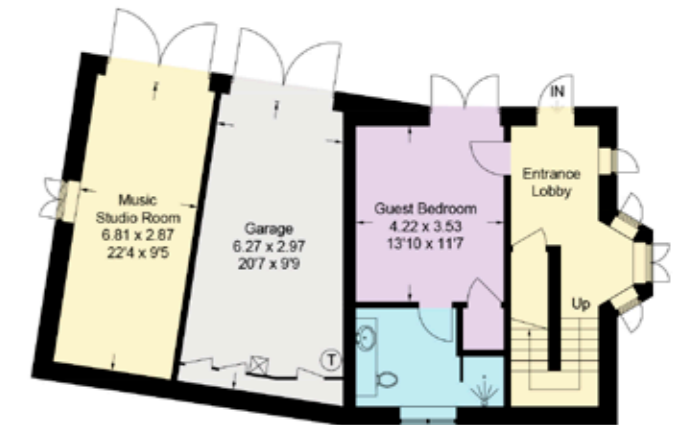
First Floor



Studio First Floor



Ground Floor



Studio - Ground Floor
(Not Shown In Actual Location / Orientation)

Knight Frank Oxford
274 Banbury Road
Summertown
Oxford
OX2 7DY
knightfrank.co.uk

I would be delighted to tell you more
Harry Sheppard
01865 264879
harry.sheppard@knightfrank.com

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. All those items regarded as tenant's fixtures and fittings, are specifically excluded from any tenancy and will not be evidenced in the inventory. 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 June 2024.

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 where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. 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 or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.



