



Mount Farm, Kingham, Oxfordshire

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# A stunning period home on the edge of this premium village.

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## Summary of accommodation

### Main House

Reception hall | Sitting room | Kitchen/breakfast/living room  
Study | Utility | Cloakroom | Games room | Studio/office

Principal bedroom and two further bedrooms on the first  
floor with a bathroom and shower room

Two bedrooms and a shower room on the second floor

### Outbuildings

Two barns | Boot room | Potential games room/storage  
Guest annexe with shower room and kitchen | Workshop  
Garden store and covered entertaining space.

### Garden and Grounds

Parking area for several cars  
Lawned gardens

**In all about 0.5 acre**

### Planning Permission

Planning under West Oxon planning reference 15/03236/  
HHD provides consent to link the house with the adjacent  
outbuilding to provide a dining room overlooking the  
gardens. An open plan triple bay car barn also has consent  
in the parking area.



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## Situation

Kingham is a particularly attractive Cotswold village situated on the Gloucestershire/Oxfordshire borders, 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; an early 13th Century church; a primary school (ranked 'Outstanding' by Ofsted); two public houses (The Kingham Plough and The Wild Rabbit); a village shop and post office; village hall, play park and football fields.

Just over a mile away is Daylesford Organic farm shop and spa, whilst Kingham and Churchill are nearby with their renowned village pubs and schools. Soho Farmhouse is within 13 miles.

Day-to-day amenities can be found at Chipping Norton, Stow-on-the-Wold, and Burford with a wider selection at Cheltenham and Oxford.

In addition to the local primary school, a range of other excellent schools are within easy reach locally and further afield in Oxford, Cheltenham and Stratford-upon-Avon.

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, golf course at the nearby Lyneham and the surrounding countryside provides wonderful walking and riding along a network of footpaths and bridleways.

## Distances

Daylesford 1.3 miles, Kingham station 1.4 miles (London Paddington from 80 mins), 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)





## Mount Farm

Mount Farm is an attractive Cotswold stone home presented in beautiful order on the edge of the North Cotswolds most desirable village. The property sits well within its plot with generous outbuildings that benefit from planning consent to convert and link to the main house if required.

The accommodation in the main house offers a sympathetic blend of character and contemporary finish with an impressive two-storey extension built from glass and oak. The reception hall is light and welcoming and provides a bespoke oak staircase leading to a galleried landing. The ground floor goes on to provide an open plan kitchen living room with fireplace and stone floors with views across the garden to the front. The kitchen is well fitted with a range of units with granite and oak surfaces. A fitted dishwasher and Everhot stove are on hand with space for a double fridge freezer.

Beyond the kitchen the house offers a sitting room with exposed timber floors, fireplace and views across the garden and along the rear hall, a study/ snug, cloakroom and utility room can be found. The covered walkway leads on to an impressive vaulted room which has a multitude of uses as further entertaining space. Tallet steps lead further into a well-positioned, light studio/office space.

The first floor provides three double bedrooms including a generous principal bedroom with adjacent bathroom and a further shower room on hand for the second and third bedroom. Two more double bedrooms can be found on the second floor with a shower room to share.





**Approximate Gross Internal Floor Area**

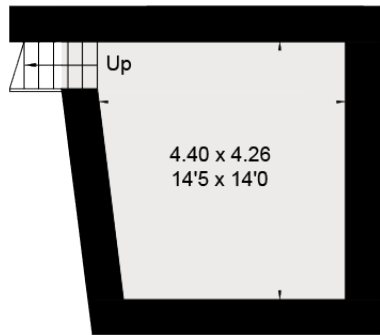
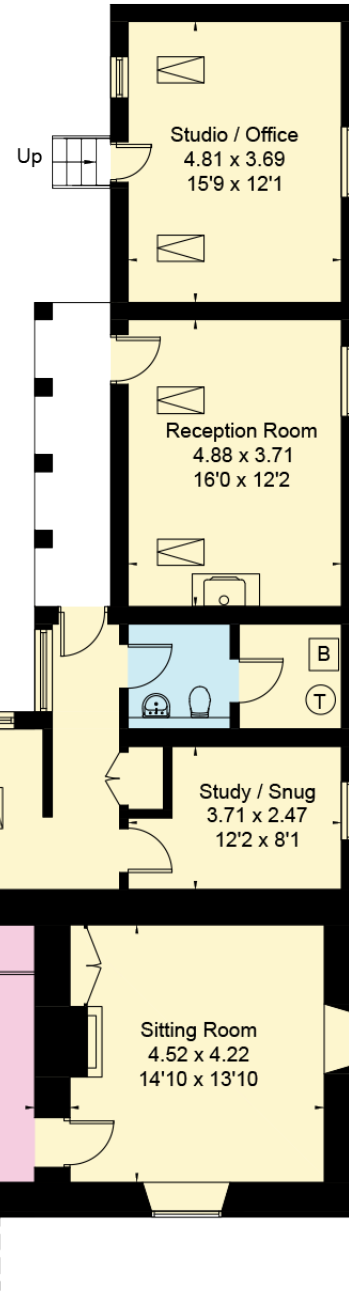
**Main House: 270.5 sq m / 2,912 sq ft**

**Including Limited Use Area: (23.5 sq m / 253 sq ft)**

**Outbuildings: 143.8 sq m / 1,548 sq ft (Including Annexe)**

**Total: 414.3 sq m / 4,459 sq ft**

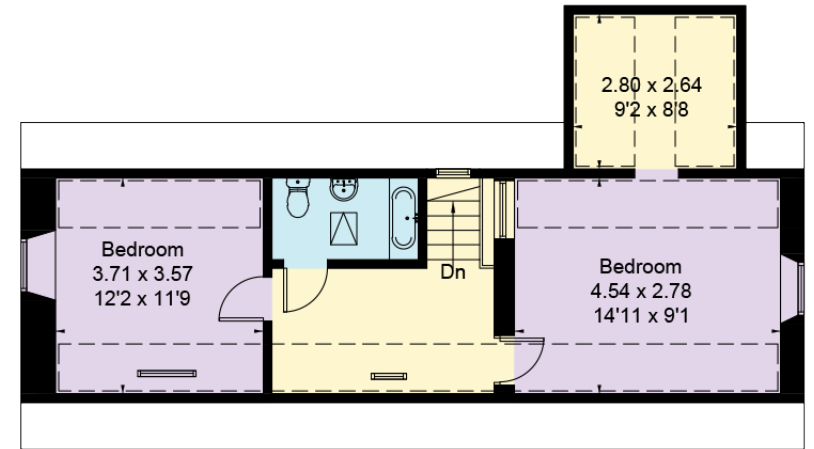
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



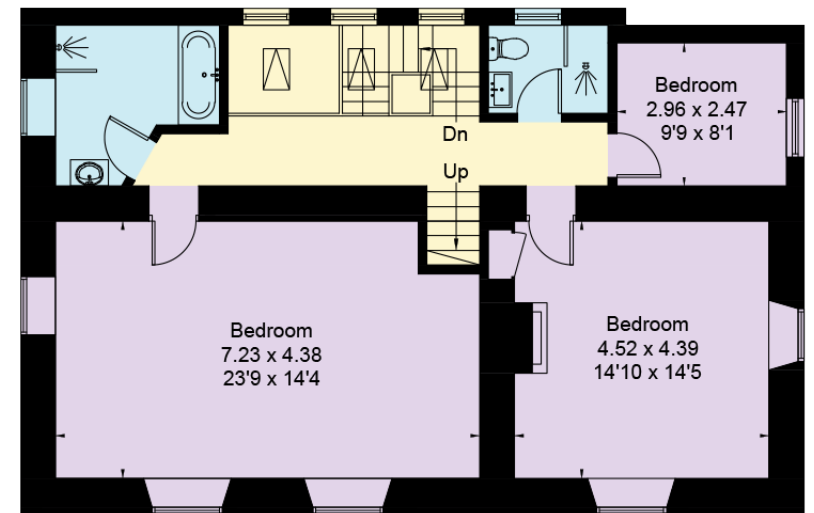
Cellar

Ground Floor

☐ = Reduced head height below 1.5m

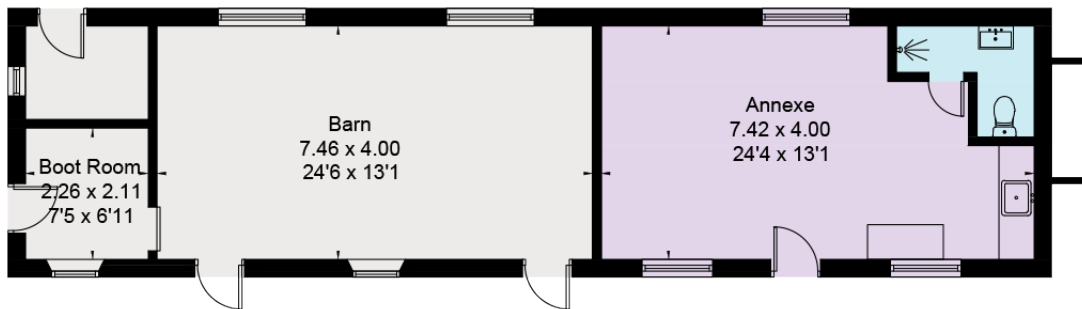
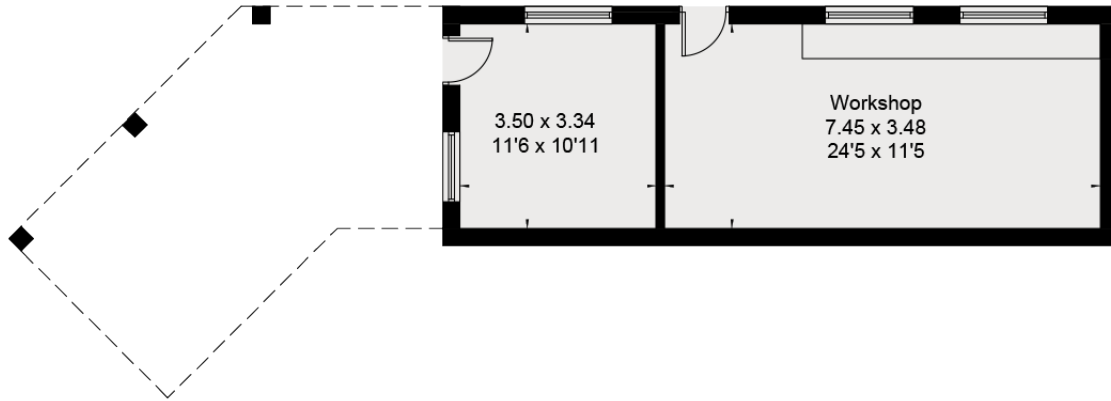
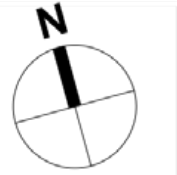


Second Floor



First Floor





### Outbuildings

(Not Shown In Actual Location / Orientation)



## Garden and Grounds

Mount Farm occupies a plot of approximately half an acre, with a gravelled drive leading to a parking area for several vehicles. The gardens are mainly laid to lawn with a range of mature beds and boundary hedging. Two substantial outbuildings provide excellent additional space which includes a self-contained annexe with open plan bedroom and kitchen with shower room, a boot room and barn. The second detached barn provides a workshop and garden store with a wonderful open outdoor entertaining space.

## Planning Permission

Planning consent under West Oxon planning reference 15/03236/HHD provides consent to link the house with the adjacent outbuilding to provide a dining room overlooking the gardens. An open plan triple bay car barn also has consent in the parking area.



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."

## Property information

**Tenure:** Freehold.

**Services:** Mains water, electricity and drainage. Oil fired central heating. Gigaclear broadband with up to 900 mbps.

**Local authority:** West Oxon District Council. Telephone: 01993 861000.

**Council Tax Band:** F

**Energy Performance Certificate Rating:** Band D

## Directions (Postcode: OX7 6YD)

From Stow-on-the-Wold, take the A436 signposted to Chipping Norton. After about three 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 Mount Farm on your right-hand side.

## Viewings

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



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Particulars dated September 2022. Photographs and videos dated July 2022.

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