



4 The Moat, Kingham



Period conversion in sought-after Cotswold village

Kingham is a particularly attractive and sought-after North Cotswold village situated in 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), a village shop and post office; village hall, play park and football fields. There are two extremely popular public houses, namely the Daylesford-owned Wild Rabbit and The Kingham Plough, both offering gastro food. The renowned Daylesford organic shop is just over a mile away, and Soho Farmhouse is less than half an hour's drive. Day-to-day amenities can be found in Chipping Norton, Stow-on-the-Wold, and Burford, with a wider selection at Cheltenham and Oxford. Leisure facilities in the area include racing at Cheltenham and golf at nearby Lyneham. The surrounding countryside provides wonderful walking and riding. Cider Press Cottage is a perfect location to walk to Daylesford Organic Farm Shop, The Fox in Lower Oddington and The Kings Head in Bledington.

Distances

Stow-on-the-Wold 5 miles, Kingham (trains to London Paddington from 80 mins) 1 mile, Chipping Norton 4 miles, Cheltenham 22 miles, Oxford 21 miles. London 2 hour drive (Distance and times are approximate)



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The Property

The current owners have refurbished and renovated 4 The Moat to a high standard, it is a beautifully presented semi-detached converted stable believed to originate from the 18th century, tucked quietly in the centre of this popular village. The front door leads through to the inner hall with steps down to the kitchen/dining room. Fitted with a range of units with marble worksurfaces, integrated appliances include an Everhot Range cooker with an extractor fan over, a Miele XL dishwasher and a Neff washing machine. Beyond is the double-aspect sitting room with a central fireplace, with a Clearview wood-burning stove, fitted bookshelves, and cupboards. Double doors lead out to the rear garden. Again, the principal bedroom has double doors to the rear terrace and an en suite cloakroom. There is also a smaller second child's bedroom, which has a dual-height ladder access to a unique and fun play space above, designed by the present owners and built by a master joiner, and a family bathroom with a separate shower.

Outside

The Cotswold stone walled gardens at 4 The Moat are a particularly unique feature. The sunny and sheltered large garden is predominantly laid to lawn, with an abundance of flowers and trees, which boast flowers most of the year. The terrace offers an ideal spot for al fresco entertaining, making this a delightful cottage garden. The property also benefits from a carport with two parking spaces and a garden store.

Services

Mains water, drainage and electricity are all connected to the property.

Tenure

Freehold

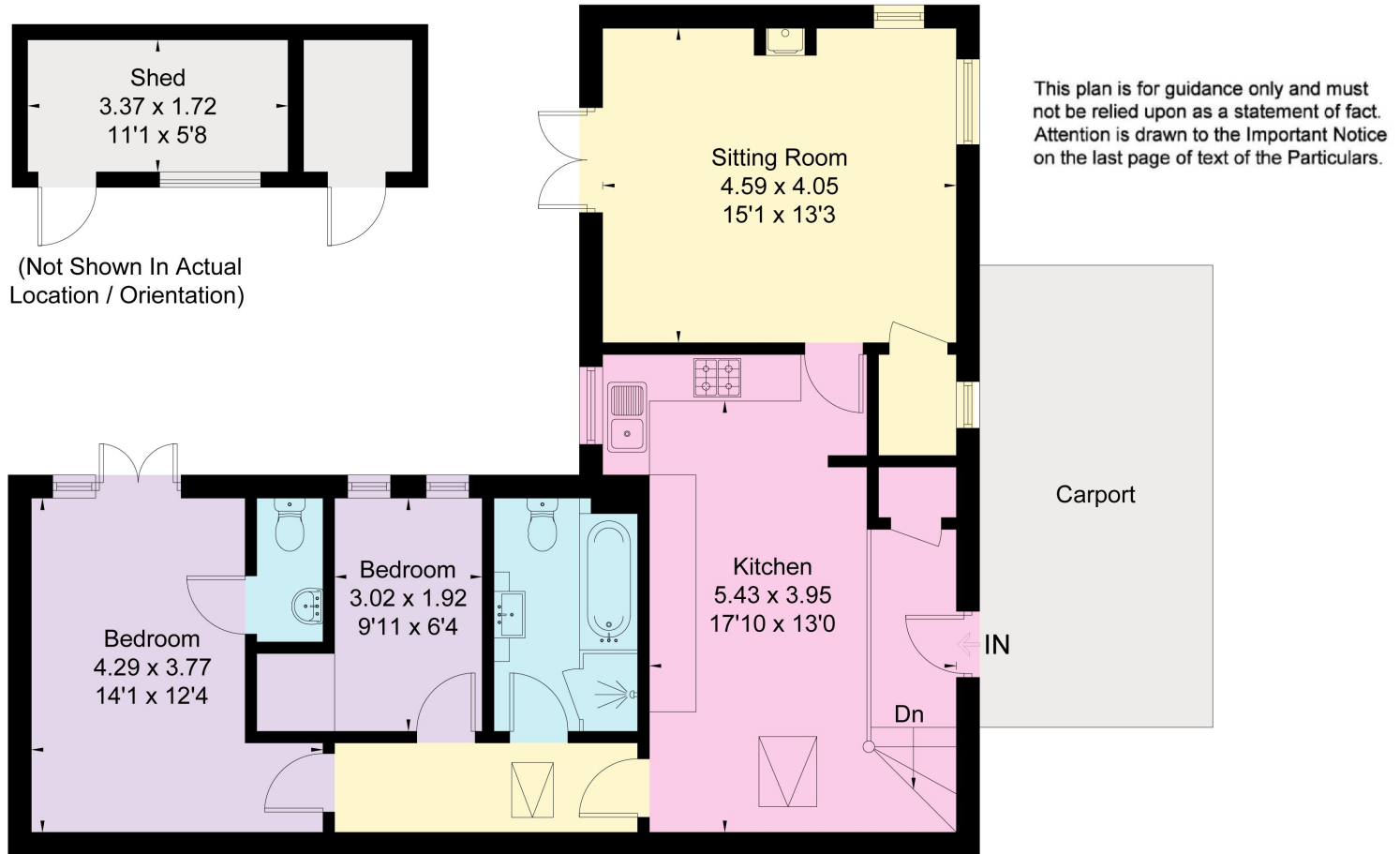
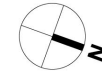
Local authority

West Oxfordshire district council, tax band D

Guide price £650,000



Approximate Area = 79 sq m / 850 sq ft



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