



A Grade II listed cottage with a contemporary twist

Freemans Cottage, West End, Kingham, OX7 6YL

Council Tax Band - G | EPC Rating - F
Freehold



5  4  2  0.35 

A Grade II listed cottage with a contemporary twist

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- Kitchen/dining room
- Utility room
- Downstairs wc
- Sitting room
- Snug
- Principal bedroom with dressing room and en suite
- Bedroom two with en suite
- Two further bedrooms
- Two family bathrooms
- Double carport and garage
- Spacious garden with mature trees and flowerbeds

Distances:

Kingham Station (mainline station to London Paddington in 85 minutes) 1 mile, Daylesford Farm Shop 1.7 miles, Chipping Norton 4 miles, Soho Farmhouse 12 miles, Stow-on-the-Wold 5 miles, Oxford 22 miles, Cheltenham 23 miles. (all distances and times are approximate).

Situation and Communication:

Freemans Cottage is situated in the highly sought after village of Kingham, set in the Cotswold Area of Outstanding Natural Beauty. Kingham has long been one of the North Cotswolds most popular villages and is a thriving community with a village shop/post office, primary school, church and two highly regarded public houses, The Wild Rabbit and The Plough. The renowned Daylesford organic farm shop is 1.7 miles away whilst Soho Farmhouse Member's Club is approximately 12 miles away.

More extensive shopping facilities can be found in Chipping Norton and Stow-on-the-Wold. Cheltenham, Stratford-upon-Avon and Oxford are within easy reach and provide more extensive shopping, leisure and cultural amenities as well as excellent independent and state schools.

Communication links are excellent with good access to the M5 (Junctions 10, 11 and 11a) leading to the West Country and the M40 (Junctions, 8, 9, 10 & 11) providing easy access to London, Heathrow Airport and the Midlands. Train links for the area are good with regular services to London Paddington from Kingham station which is within walking distance.

Sporting and recreational facilities are well catered for in the area with golf courses at Lyneham, Chipping Norton and Naunton Downs. National Hunt Racing is at Cheltenham, Stratford-upon-Avon, Warwick and Worcester. The surrounding countryside is particularly beautiful with traditional Cotswold villages, rural walks, interesting churches and important gardens at Hidcote and Kiftsgate.









Freemans Cottage

A Grade II listed cottage dating back to the late 17th Century, Freemans Cottage has been extended over time creating a spacious, well-organised family home. The property has been reconfigured to create flowing, immaculately presented accommodation throughout, combining the period features with modern finishes. The property is flooded with natural light and presented to a high standard.

The front door leads from West End into a spacious hallway. The kitchen/diner has been recently reconfigured to create a flowing space, perfect for the family to gather at the heart of the home and is fitted with an excellent range of painted cabinets, oil fired Aga and granite worktops. A substantial wall unit provides additional storage and wine fridge. There is ample room for a large dining table or kitchen island, with French doors leading out onto the private terrace.

The kitchen leads into a back hallway with access to the front garden. To the right is a spacious sitting room with a wood burner set into the inglenook fireplace and a bay window flooding the room with natural light and views of the private garden. Planning permission exists to replace the bay window with French doors.

To the other side of the hall is a snug/playroom, where the period features continue and is complete with a wood burner. An additional staircase leads from the snug to the first and second floor.

From the back hall, the stairs lead up to a spacious landing. The spacious principal bedroom benefits from views over the garden, natural light and ample storage. A bedroom has been reconfigured to provide a dressing room with ensuite shower. Bedroom two provides another spacious room, with en suite jack-and-jill bathroom. A family en suite and bedroom three, a spacious double bedroom, completes the first floor. The snug staircase leads to the second floor where there is a further double bedroom and family bathroom, alongside the perfect home office location.

The property is approached through electric timber gates. There is a large area for parking with a double carport and garage providing additional storage. The current vendors have a designated play area, as well as additional outside storage. A large, private terrace is accessed from the kitchen, providing the perfect place for al-fresco dining and family entertainment. The majority of the garden is laid to lawn with pleach trees creating a private space interspersed with trees and shrubs.



**Local Authority**

West Oxfordshire District Council.
Telephone 01993 702941. Council tax band G.

Services

Mains water and electricity are connected. Oil fired central heating. Telephone line subject to BT transfer regulations. Gigaclear is connected.

Tenure

Freehold.

Town and Country Planning

The property lies within the area administered by West Oxfordshire District Council, to whom interested parties are advised to make their own enquiries in respect of any planning issues and development opportunities for the property

Wayleaves, Easements and Rights of Way

The property is sold subject to the benefit of all rights including rights of way, whether public or private, light, support, drainage, water and electricity supplies and any other rights and obligations, easements and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and other pipes, whether referred to in the Conditions of Sale, or not.

Directions

From Stow on the Wold take the A436 towards Chipping Norton. After about 3.2 miles take the right turn signposted to Kingham. Continue along the road for approximately 1.7 miles until reaching a T-junction. Turn right into Kingham village, taking the first right after around 320m onto West Street. Continue onto West End, bearing left at a central tree. Freemans Cottage will be found ahead of you behind electric timber gates.

Viewing

Strictly by accompanied appointment with Savills.

Date of Information

Particulars prepared May 2024, photographs taken May 2024.





David Henderson
Savills Stow-on-the-Wold
01451 832832
stow@savills.com

Charlotte Mason
Savills Stow-on-the-Wold
01451 832832
stow@savills.com

Jamie Robson
Knight Frank
07468 727 076

Leigh Glazebrook
Knight Frank
01451 600613

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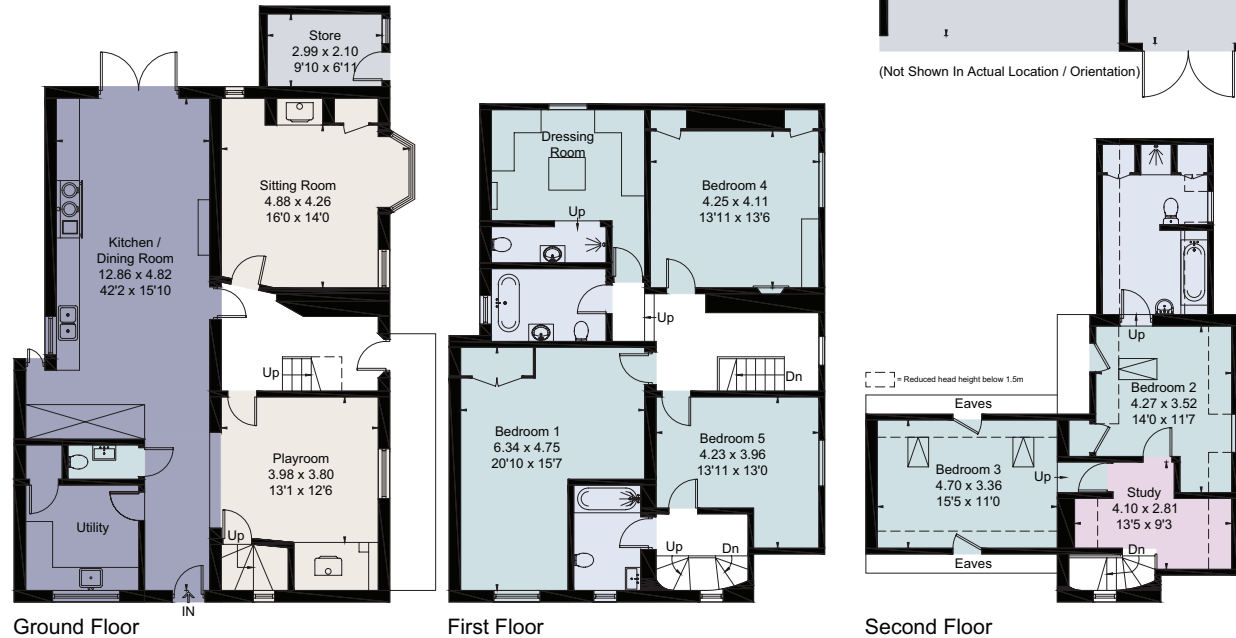
savills.co.uk

Gross internal area (approx)
281.1 sq m/3026 sq ft

Outbuildings
17.4 sq m/187 sq ft

Garage
5.7 sq m/61 sq ft

Total
304.2 sq m/3274 sq ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	68
(39-54)	E	
(21-38)	F	37
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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