

1 The Grange, Kingham, Chipping Norton



Four bedroom family home in the heart of this picturesque Cotswold village.

Location

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. Within a mile is Daylesford Organic farm shop and spa, whilst Bledington and Churchill are nearby with their renowned village pubs. 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 cycling, walking and riding along quiet roads and a network of footpaths and bridleways.



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Distances

Daylesford 1.3 miles Kingham Station 1.4 miles (London Paddington from 80 minutes, Chipping Norton 4 miles Stow-on-the-Wold 5 miles Burford 8 miles Soho Farmhouse 13 miles Oxford 24 miles, London 80 miles. (All distances and times are approximate).

The Grange

Set back off the lane behind a stone wall with a gravelled driveway. The property offers a spacious family home with versatile accommodation.

Enter through a welcoming hallway that leads to a spacious sitting room with central stone open fireplace, perfect for family gatherings and entertaining guests. The living area benefits from plenty of natural light with doors out to the rear terrace. Double doors lead through to the conservatory and out to the rear garden. The kitchen is fitted with integrated appliances including a double oven, microwave, fridge freezer, hob with extractor fan over and dishwasher and has ample storage and worktop space. There is also a convenient utility room with space for laundry appliances and extra storage. A separate dining room offers additional space and could be opened into the kitchen to create a more open plan space. Additionally, there is a downstairs cloakroom and a study to the ground floor.

Upstairs, the property boasts four well-proportioned bedrooms, one of which is currently used as an office. The principal bedroom features built-in wardrobes and a modern en-suite shower room. A family bathroom with a bathtub and overhead shower completes the upper floor.







Garden and Grounds

The property is approached through a gateway to the large, gravelled driveway with plenty of parking for a number of cars. The garden to the front is partly laid to lawn with mature trees, wisteria and shrubs. To the rear, the house opens onto a landscaped garden, offering plenty of space for outdoor activities, gardening, and al-fresco dining on the terrace. The garden is enclosed, making it ideal for families with young children or pets. To the front of the property there is a large double garage that subject to any planning permissions, could provide additional accommodation or link to the main residence.

Property Information

Tenure Freehold.

Services Mains water, electricity and drainage are connected

Local Authority & Council Tax Band West Oxfordshire

District Council. Band: F

Broadband: High-speed fibre available

Postcode: OX7 6XY

What3words: ///lateral.skinning.sport

Viewings

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



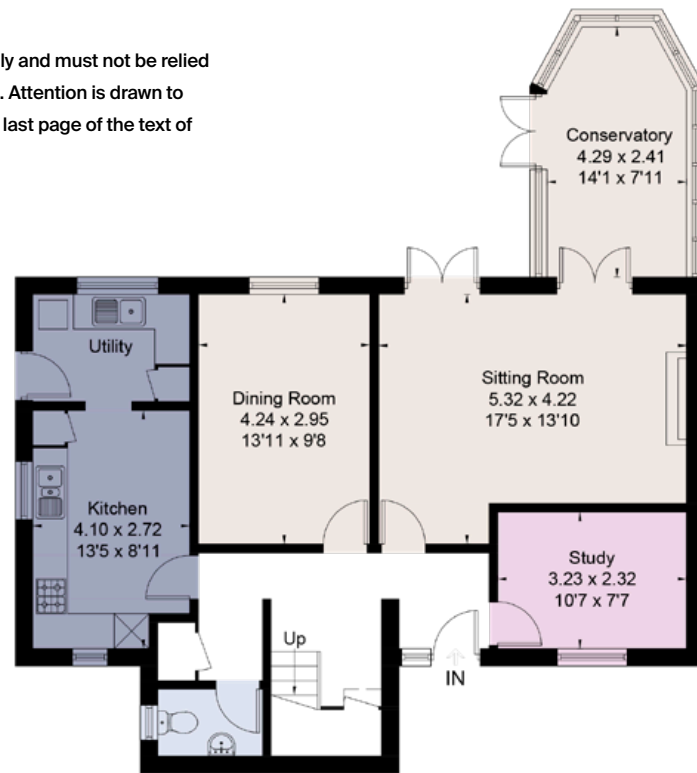
Approximate Gross Internal Floor Area

Main House: 162.3 sq m / 1,747 sq ft

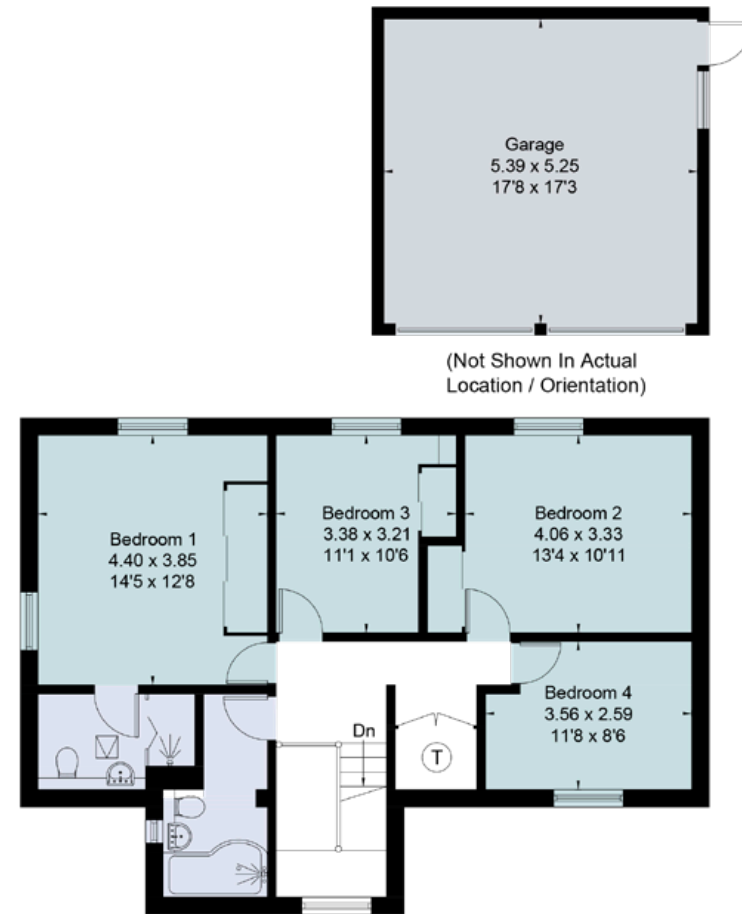
Garage: 28.3 sq m / 305 sq ft

Total: 190.6 sq m / 2,052 sq ft

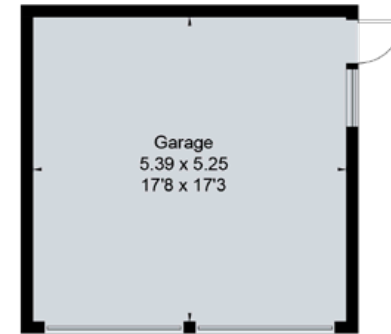
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



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I would be delighted to tell you more

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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.

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Particulars dated September 2024. Photographs and videos dated September 2024.

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