

The Gatehouse, West Street, Kingham, Chipping Norton

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# A wonderfully secluded detached home in the centre of the village with garage and studio.

## Summary of accommodation

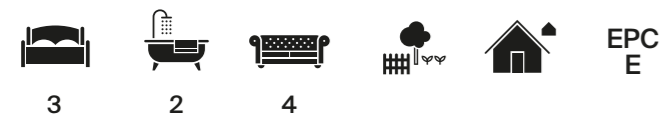
**Ground Floor** - Reception hall | Sitting room | Kitchen breakfast room  
Dining room | Utility | Cloakroom

**First Floor** - Principal bedroom with en suite and two further bedrooms with family bathroom

**Outside** - Rear garden | Garage with studio above and parking

## 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  
(All distances and times are approximate).



## 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); 2 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 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 cycling, walking and riding along quiet roads and a network of footpaths and bridleways.



## The Gatehouse

A wonderful, detached property in a secluded position within the centre of the village. The Gatehouse provides generous accommodation over two floors in the main house as well as the detached garage building with studio above.

The entrance hall is welcoming with a vaulted ceiling and views directly into the rear garden. The reception space is versatile and includes a well-proportioned sitting room with doors into the garden and feature fireplace, a dining room also with doors leading into the garden, Kitchen with a range of fitted units, breakfast / sitting area, utility room, laundry cupboard, and cloakroom.

On the first floor, a light galleried landing leads onto three bedrooms which include, a principal bedroom suite with airing cupboards and generous en suite with whirlpool bath and power shower, one double bedroom, one single bedroom and a well-appointed family bathroom.







## Garden and Grounds

Outside, the rear garden is walled, mainly laid to lawn with a range of mature borders. An outbuilding houses the biomass boiler, woodpellet hopper, and a log store is also on hand. At the front of the property parking is provided along with a very useful garage building with a single garage and separate entrance which leads up to a fantastic studio / office.

## Property Information

**Tenure:** Freehold.

**Services:** Mains water, electricity and drainage.  
Biomass boiler for heating.

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

**Council Tax:** Band F

**Fixtures and Fittings:** Fitted carpets and those mentioned in these sales particulars are included in the sale. All others, such as curtains, light fittings, garden ornaments etc. are specifically excluded but may be made available by separate negotiation.

**Postcode:** OX7 6YQ

**What3Words:** ///unleashed.leads.advising

## Viewing

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



## Approximate Gross Internal Floor Area

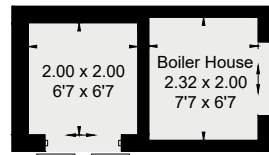
Main House: 134.6 sq m / 1,489 sq ft

Outbuildings: 48.3 sq m / 520 sq ft

Total: 182.9 sq m / 2,009 sq ft (Excluding voids/eaves)



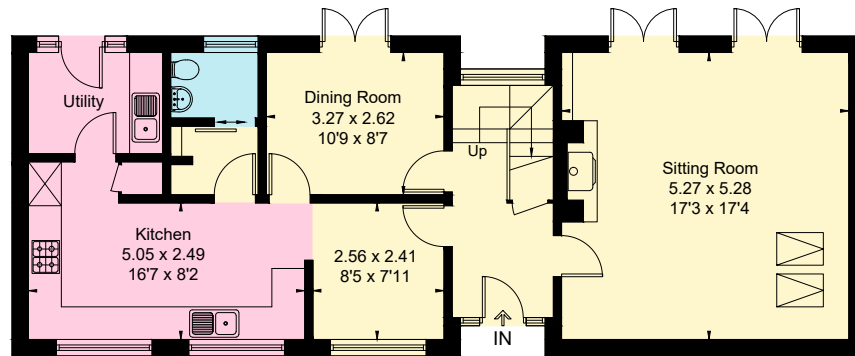
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



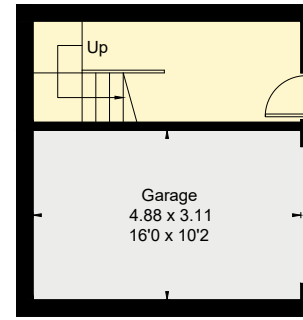
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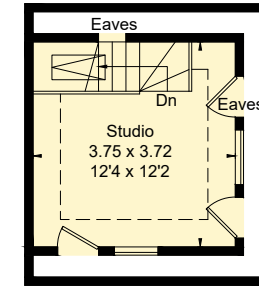
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Ground Floor

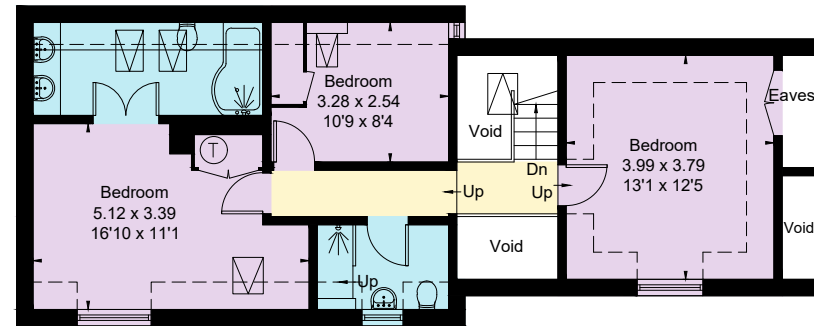


Outbuilding - Ground Floor  
(Not Shown In Actual Location / Orientation)



Outbuilding - First Floor

[Dashed line] = Reduced head height below 1.5m



First Floor

**Knight Frank Stow-On-The-Wold**

Brett House, Park Street

Stow-on-the-Wold, Cheltenham

GL54 1AG

[knightfrank.co.uk](http://knightfrank.co.uk)

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.

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.

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Particulars dated June 2024. Photographs and videos dated May 2024.

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