

# II MANOR FARM CLOSE

KINGHAM, OXFORDSHIRE





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A desirable detached house in one of  
Oxfordshire's most popular villages

Kingham Station 1 mile (mainline station to London  
Paddington from 80 minutes) • Chipping Norton 4 miles  
Stow-on-the-Wold 5 miles • Oxford 22 miles  
(all distances and times are approximate)

Entrance hall, sitting room,  
open plan kitchen/dining room, utility/secondary kitchen,  
study, ground floor bedroom, first floor landing,  
master bedroom with en suite shower room,  
bedroom three and family bathroom.  
Gardens, double garage and off street parking.







## 11 MANOR FARM CLOSE

11 Manor Farm Close was built approximately 27 years ago and is constructed of Cotswold stone beneath a slate tiled roof. The property, which is detached, occupies a delightful position within the village in a well maintained, no-through road of similar properties. Internally the property provides well-presented accommodation set out over two floors. Substantial reclaimed beams throughout add to the traditional feel of the property. Of particular note is the well-proportioned sitting room with oak floor and fireplace with Clearview stove and the generous farmhouse-style kitchen/dining room with Aga and French doors leading out into the garden. Adjoining the kitchen is a useful and well-equipped utility/back kitchen.

Outside there is a low maintenance principally lawned garden to the front. To the rear is a delightful, enclosed and landscaped garden which is mainly laid to lawn with established borders. A detached double garage and ample parking lies to one side of the property.

## SITUATION AND COMMUNICATIONS

11 Manor Farm Close is situated in the highly sought after village of Kingham, set in the Cotswold Area of Outstanding Natural Beauty. Kingham was voted England's favourite village by Country Life Magazine in 2004 and is a thriving community with a village shop/post office, primary school, church and two public houses. The renowned Daylesford organic farm shop is situated just outside the village. More extensive shopping facilities can be found in Chipping Norton, Stow-on-the-Wold, Cheltenham and Oxford.

Communication links are excellent with good access to the M5 to the West Country and the M40 to London, Heathrow Airport and the Midlands. There are regular services to London Paddington from Moreton-in-Marsh and Kingham stations.

## GENERAL INFORMATION

### LOCAL AUTHORITY

West Oxfordshire District Council. Telephone 01993 702941. Council Tax Band G.

## SERVICES

Mains water, electricity and drainage are connected. LPG gas-fired central heating. Telephone line subject to BT transfer regulations.

## TENURE

Freehold.

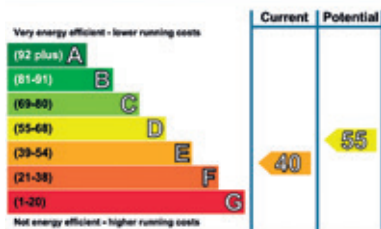
## TOWN AND COUNTRY PLANNING

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

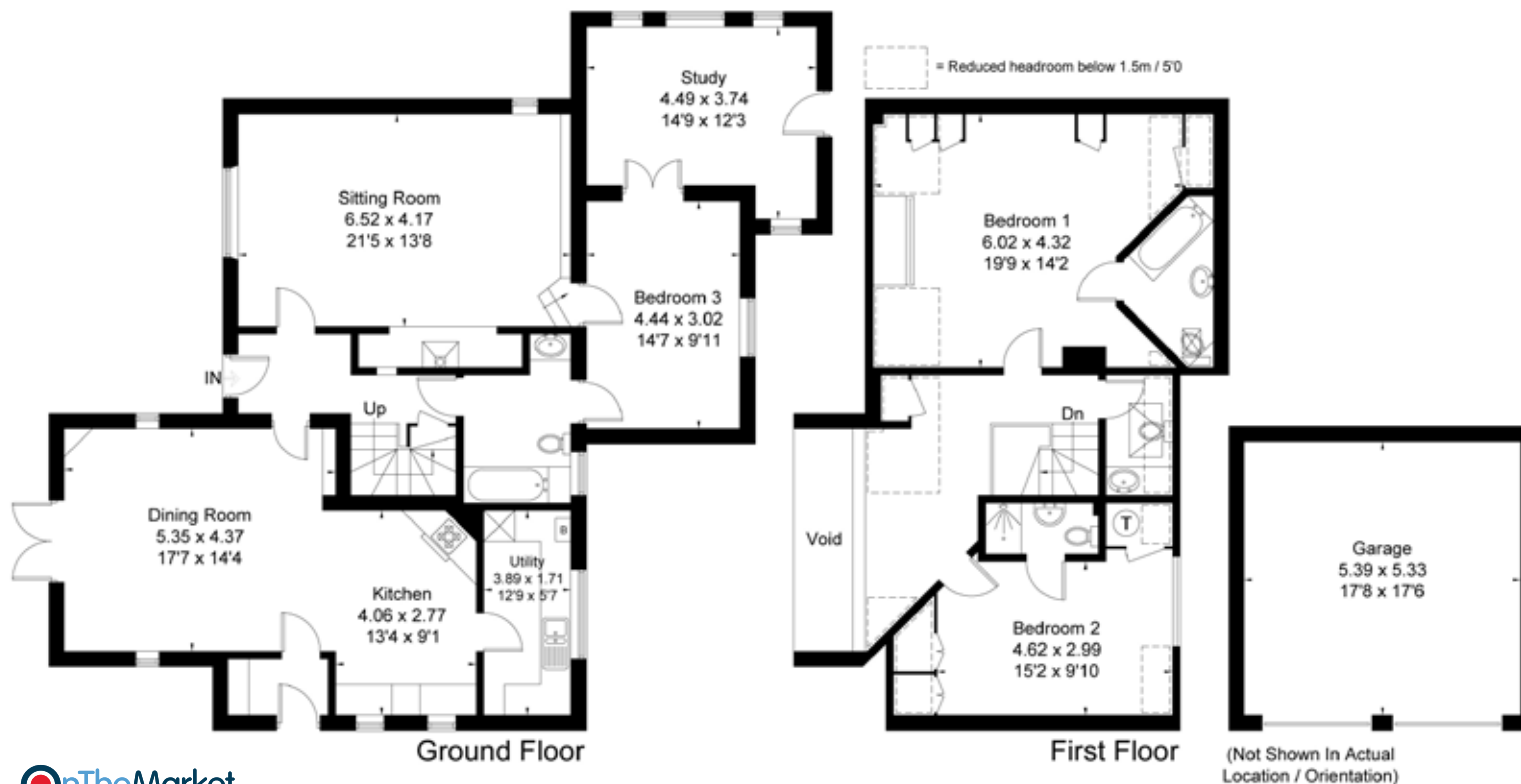
The property is sold subject to the benefit of all rights including rights of way, whether public or private, light, support, drainage, water and electricity supplies and any other rights and obligations, easements and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and other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

## Energy Efficiency Rating



## 11 MANOR FARM CLOSE, KINGHAM, OXFORDSHIRE

Approximate Gross Internal Area:  
Main House: 194.9 sq.m. / 2099 sq.ft.  
Garage: 28.9 sq.m. / 311 sq.ft.  
Total: 223.8 sq.m. / 2409 sq.ft.



## DIRECTIONS OX7 6YX

From Stow-on-the-Wold take the A436 towards Chipping Norton. After about 2½ miles take the right turn signposted to Kingham. At the t-junction turn right and on entering the village turn right opposite the village green into West Street. After about 250 metres turn right into Manor Farm Close. The property will be found on the right hand side as the road bends to the left and can be identified by a Savills for sale board.

## VIEWING

Strictly by prior accompanied appointment with Savills.

## ENERGY PERFORMANCE CERTIFICATE

A copy of the full Energy Performance Certificate is available upon request.

EPC rating: E.

## FINANCIAL SERVICES

We offer a wide range of services which may be of interest to you including free and comprehensive market appraisals and confidential and independent advice from one of the UK's leading independent and better known mortgage brokers. Please call our office if you would like more information on the services we can provide.

## IMPORTANT NOTICE:

Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Particulars prepared: May 2018. Photographs taken: May 2018. 18/05/22HR

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