



A handsome village house

Judges House, Church Street, Kingham, Chipping Norton, Oxfordshire, OX7 6YA

Freehold





Reception hall • Drawing room • Dining room • Kitchen/
breakfast room with mezzanine • Utility • Five bedrooms
Three bathrooms • Second floor study • Gardens with
outbuildings • Garage with store • Parking

Kingham Station (mainline
station to London Paddington
in 85 minutes) 1 mile
Chipping Norton 4 miles
Stow-on-the-Wold 5 miles
Oxford 22 miles
(All distances and times are
approximate).

Situation and Communications

Judges House is directly
opposite the church 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 highly regarded gastro
pubs, The Wild Rabbit and The
Plough. The renowned
Daylesford organic farm shop
is one-and-a-half miles away
whilst Soho Farmhouse
Member's Club is
approximately 12 miles away.

Excellent 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.
There is an excellent range of
independent and states
schools in the area and wider
region.

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 picturesque with
many traditional Cotswold
villages, rural walks and
interesting churches. There
are beautiful gardens at
Hidcote, Kiftsgate and Bourton
House.

Judges House

Judges House is a handsome
Grade II Listed semi-detached
village house constructed of
Cotswold stone with sash
windows on the main façade
dressed with stone quoins and
lintels. Dating back to the
1600s, Judges House at one
time was known as "New
England" and today provides
beautifully presented
accommodation with a wealth
of period features.

The delightful
accommodation is laid out
over three floors with
flagstone flooring in the hall
and kitchen and original open
fireplaces throughout the
property. The charming sash
windows allow plenty of light
into the property.







The property is entered via the welcoming reception hall which leads through to the dual aspect dining room. This has an excellent drinks cupboard featuring original granary slatted doors and brass lock. There is a charming formal drawing room with exposed beams, an inglenook fireplace and wood burning stove.

The stunning kitchen/ breakfast is the heart of the home with a vaulted ceiling and substantial exposed trusses. Originally the stables, this double height-room has been imaginatively converted using the old stalls to form cupboards and the stable rails to create the staircase to the galleried mezzanine snug above. There is a generously sized utility room and a downstairs cloakroom. The kitchen has access out into the courtyard and garden.

The first floor consists of en suite master bedroom, two further double bedrooms and the family bathroom. The second floor consists of two bedrooms, one of which is en suite. A further bedroom on this floor is currently used as a study.

To the front of the house is a landscaped garden featuring a green and white planting scheme enclosed by original cast iron railings. A doorway from the courtyard leads through to the 'Secret Garden' which is laid out in a formal Box parterre underplanted with perennials and surrounded by brick paths. Behind cast iron gates is a parking area and double carport with a useful and secure storage area.

General Information

Local Authority

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

Services

Mains water, electric and drainage are connected to the property. Oil fired central heating. Telephone line subject to BT transfer regulations.

Tenure

Freehold.

Directions OX7 6YA

From Burford proceed north down the High Street and over the bridge. At the roundabout bear right, signposted to Chipping Norton. Continue through Shipton-under-Wychwood and, after about a mile turn left signposted to Lyneham and Churchill. Continue for about one and a half miles and, at the T-junction, turn left followed by a right hand turn signposted to Kingham. Go past The Mill House Hotel (on your right) and Judges House will be the first on the right hand side.

Viewing

Strictly by accompanied appointment with Savills.

Date of Information

Particulars prepared: June 2020. Photographs taken: February 2020.





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Approximate Gross Internal Area Main House = 2831 Sq Ft/263 Sq M

Approximate Gross Internal Area Garage = 430 Sq Ft/40 Sq M

Approximate Gross Internal Area Oil Tank & Boiler Room = 74 Sq Ft/7 Sq M



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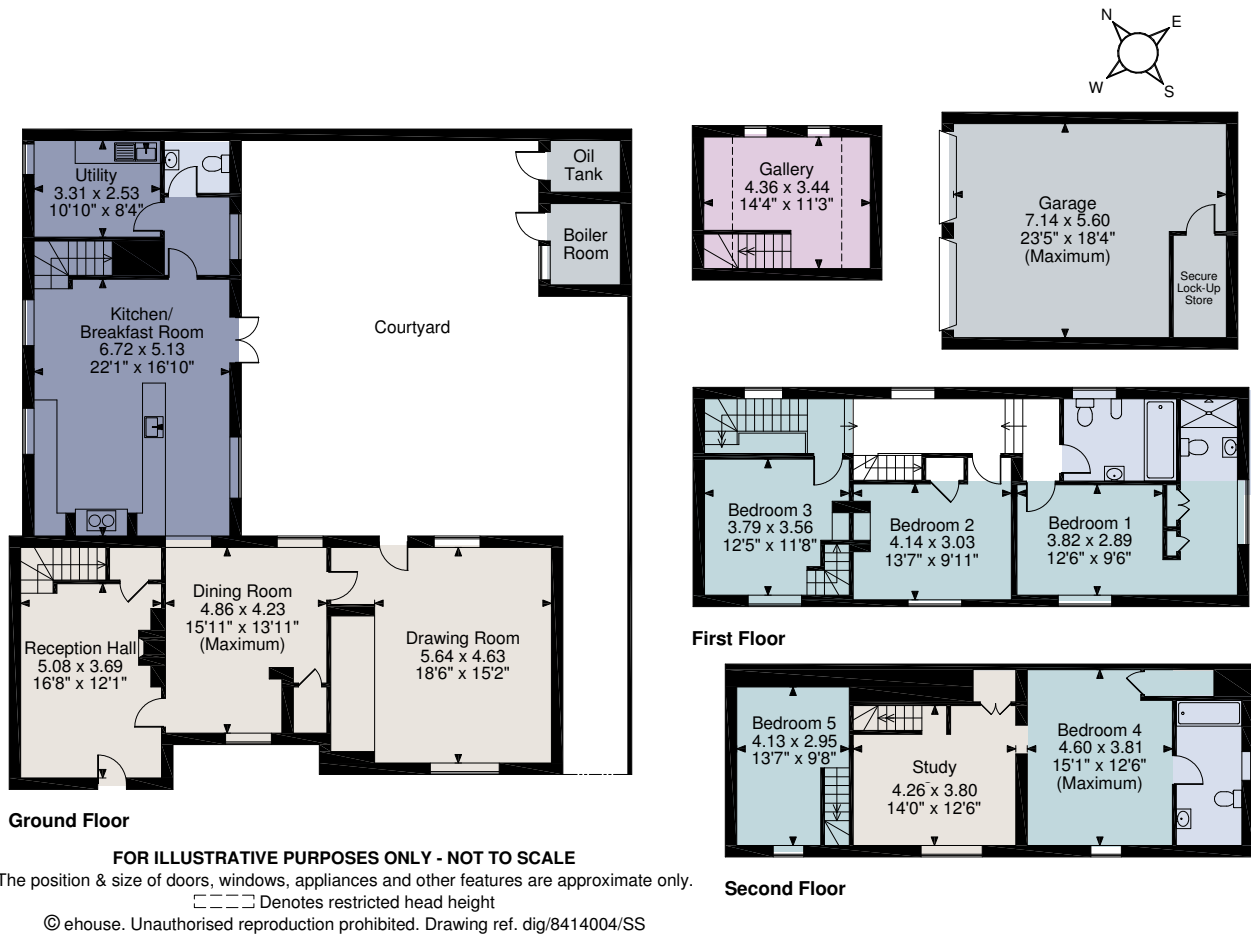
savills.co.uk

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