



A charming cottage in a first-class Cotswold village.

West End, Kingham, Chipping Norton, Oxfordshire, OX7

£885,000 Freehold



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).

Hall, kitchen/family room, sitting room, cloakroom, 3 bedrooms, bathroom, garden room & shed, courtyard garden, parking for two cars.

### Local Information

Kingham is a particularly popular village situated on the Gloucestershire/Oxfordshire borders, a designated Area of Outstanding Natural Beauty. This thriving village has a village green, an early 13th Century church, a primary school ranked "outstanding" by Ofsted, two award winning gastro pubs, The Kingham Plough and The Wild Rabbit, a village shop and Post Office and village hall. The renowned Daylesford Organic Farmshop is located just over a mile away. In the neighbouring village of Churchill is Stonebarn Fitness Gym whilst Soho Farmhouse is 12 miles away.

In addition to the local primary school, there is an excellent range of schools in the area. Day-to-day amenities can be found in Chipping Norton, Stow-on-the-Wold and Burford with a wider selection at Cheltenham and Oxford.

Communications are excellent with rail links from Kingham to Oxford and London Paddington, and with the national motorway network via the A40 or the A44 leading to the M40 and the M5.

Leisure facilities in the area include racing at Cheltenham, Warwick and Stratford-upon-Avon and golf at nearby Lyneham. The surrounding countryside also offers wonderful walking along an extensive network of footpaths.

### About this property

Believed to originate from the 1600's, Lucketts is a quintessential Cotswold cottage with some lovely original features including an Inglenook fireplace in the sitting room and exposed beams. Having been extended it now offers a superb kitchen/family room with scope to enlarge the first floor if required (subject to the usual consents). Other improvements include new windows throughout fitted in 2014 and a new boiler in 2018. Constructed of Cotswold stone under a slate roof, the property is attached on one side with accommodation arranged over two floors.

The front door opens to the hall with door to the cloakroom and leading to kitchen/family room forming part of a recent extension with a range of units to one end incorporating a dishwasher, sink, washing machine and cooker with extractor fan. Original recess which could house an Aga if required. Space for a table and chairs (easily seats up to 8). Built in display cupboard and storage. Door to airing cupboard housing the boiler and shelved utility area with tumble dryer. Storage cupboard. Sitting room with inglenook fireplace housing a wood burner and exposed beams. A pair of windows overlook the village.





Stairs to the first floor. Landing with hatch to loft leads to Bedroom 1, a double dual aspect room with a feature Ralph Lauren wallpapered wall and wardrobe space. Bedroom 2 is a double room with view over the village. Bedroom 3 is a single room with window to the side. Bathroom with bath, washbasin and WC. View over the garden.

Lucketts benefits from private parking for two cars which is rare in the village. Set behind a stone wall which provides privacy, is an enchanting south facing low maintenance courtyard garden planted with David Austin rambling roses, clematis and honeysuckle. Laid to a stone terrace it could be reverted to lawn if required and offers a romantic space for summer entertaining.

A Garden Room with power, light, TV point and a Wi-Fi connection would serve well as a home office or studio. Adjacent is a stone store.

Lucketts offers buyers a rare opportunity to acquire an unspoilt Cotswold gem of a cottage in the popular village of Kingham that could serve either as a full time or weekend/holiday retreat. It also has enormous potential as a successful holiday let business.

**Tenure**

Freehold.

**Local Authority**

West Oxfordshire District Council. Band E.

**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 6YH**

From Stow-on-the-Wold take the A436 towards Chipping Norton, after about 2.5 miles take the right hand turn signposted to Kingham and Daylesford. At the T-junction turn right. At the crossroads on the village green turn right and the property will be found a short distance along as the road divides.

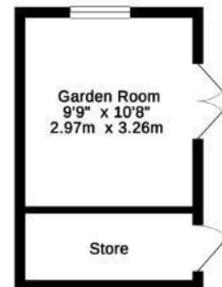
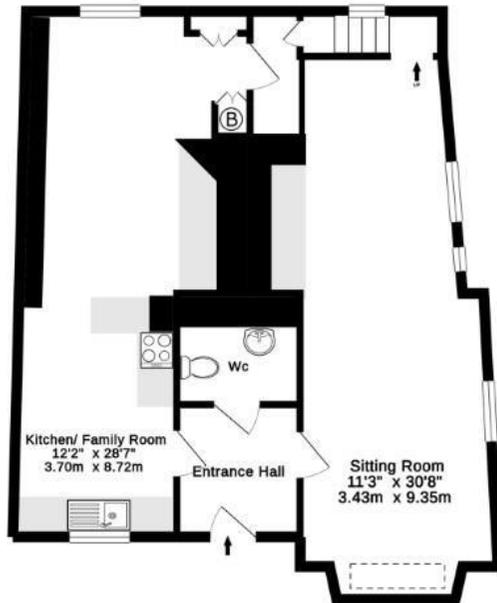
**Viewing**

Strictly by accompanied appointment with Savills.

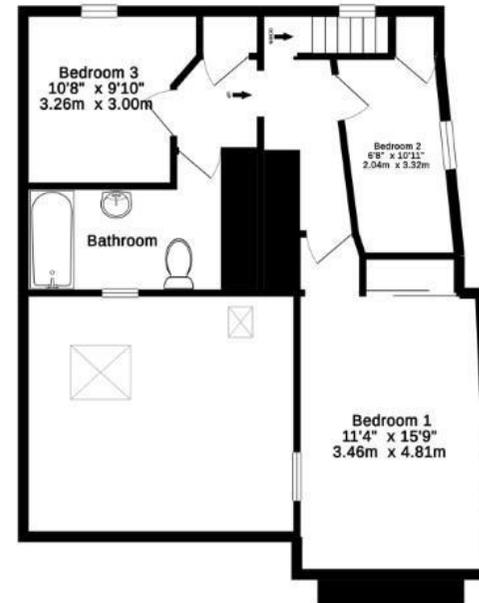
**Date of Information**

Particulars prepared: June 2021.  
Photographs taken: June 2020 & June 2021.

Ground Floor



1st Floor



TOTAL FLOOR AREA : 1682sq. ft. ( 156.3 sq. m. ) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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