



**THE COTTAGE, WEST END,  
KINGHAM OX7**

**BEST OFFERS BASED ON £225,000 BY 25/09/15**



**A GRADE TWO LISTED COTTAGE REQUIRING COMPREHENSIVE  
MODERNISATION/RECONFIGURATION SUBJECT TO THE USUAL APPROVALS.**

**GROUND FLOOR SPACE:** DINING HALL, LIVING ROOM, KITCHEN, BATHROOM.

**FIRST FLOOR SPACE:** TWO BEDROOMS.

**OTHER DETAILS:** MAINS WATER & ELECTRIC, SCEPTIC TANK FOR WASTE.

**OUTSIDE:**

**FRONT:** NON DESIGNATED ON STREET PARKING.

**REAR:** GARDEN WITH A SOUTH EASTERLY ASPECT, STONE/BLOCK OUTBUILDING,  
DELAPIDATED TIMBER OUTHOUSE, GREENHOUSE.

Kingham, situated between Stow on the Wold and Chipping Norton,  
is the quintessential English village voted best in Country life 2004  
and possessing the following attributes:

A high regarded primary school, Kingham Hill private school for all ages, a village shop and green,  
a recreation/football field, two smart gastro public houses, a hotel/restaurant,  
a mainline station for London Paddington & Oxford circa. 1 mile away  
and Daylesford Organic Farm Shop a similar distance.

**GROUND FLOOR:**

**GLAZED FRONT DOOR TO:**

**DINING HALL:**



**LIVING ROOM:**



Glazed door to rear hall/kitchen, door to:

Window to front, window seats to rear, fireplace,  
door to staircase.

**REAR HALL:** Door to garden, steps up to:

**KITCHEN:**

Window to garden, sink & drainer, fitted shelving & cupboards, appliance space, larder cupboard, door to bathroom.



**FIRST FLOOR:**

**LANDING:**

Stud partitioning with doors to:

**BEDROOM:** Window to rear, stud partitioning.



**BEDROOM:**



**BATHROOM:**



Window to rear, cast iron bath, vintage wash hand basin, low level WC, airing cupboard & hot water tank.



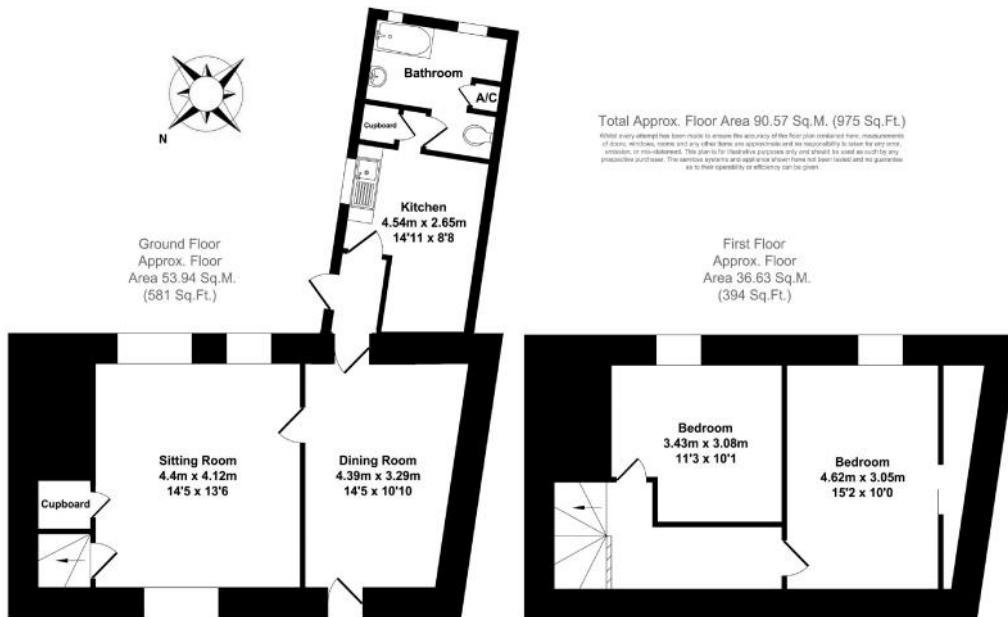
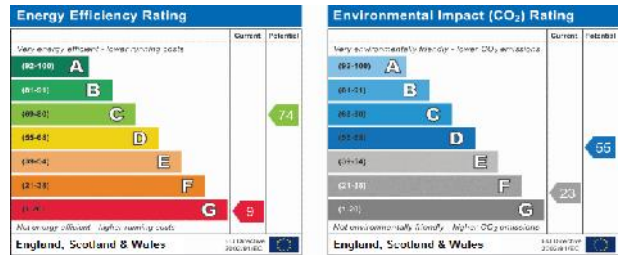
Window to rear, fitted wardrobe recess, stud partitioning.

## REAR GARDEN:



Having a south easterly aspect with stone/block outhouse, greenhouse & dilapidated shed.

## EPC GRAPH:



Every effort has been made to ensure these particulars give a fair representation of the property, however we would draw your attention to the following: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor or Surveyor as appropriate. Items shown in photographs are not included unless specifically mentioned within the sales particulars. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Measurements are approximate and any plans provided are not to scale. If any aspect of the property is of particular importance to you, please contact us and we shall endeavor to obtain information.