



39 New Road
Kingham
Chipping Norton
OX7 6YP



Description

An opportunity to acquire a beautiful three double bedroom home with countryside views to the rear, set in this sort after village with easy access to Oxford/London via the train and other popular local amenities including the renowned Daylesford Organic Farmshop.

Kitchen/dining room enjoying views over the garden and fields beyond, utility area with storage and door out to the garden, downstairs WC, sitting room with woodburning stove, main bedroom with fitted wardrobes, two further double bedrooms and family bathroom with bath and shower. Outside there is driveway parking for several vehicles to the front and at the rear the property opens to a pretty south westerly facing garden backing onto open fields. Large boarded loft space with Velux window and power offering

potential to convert, subject to obtaining the necessary consents.

The train station is just 1 mile away and provides main line to Oxford/London Paddington.

Location

Kingham is Voted England's favourite village 'Country Life November 2004'. A beautiful Cotswold village built predominantly of Cotswold Stone, with some elegant tiled and thatch roofed cottages. Located within the village is the church of St Andrew's, with a lovely outlook it is well worth a visit. The village benefits from a train station offering a main line route to London, conveniently located on the outskirts of the village.

Directions

From Stow on the Wold proceed out of the town on



the Oddington Road (A436), signposted for Chipping Norton. Take the right hand turning onto the B4450 signposted for Bledington and follow the road through the village, round the sharp left hand bend and passing Kingham train station on the left hand side. Take the left hand turn signposted for Kingham and continue into the village, taking the left hand turn into New Road. The property will be found at the end of the road, identified by our For Sale board.

Tenure & Possession - Freehold

We understand the property to be Freehold. Potential purchasers should obtain confirmation of this from their solicitor prior to exchange of contracts.

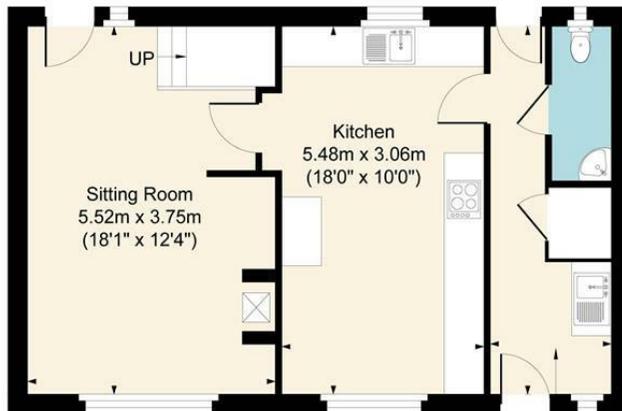
Viewing Arrangements -

Viewing by prior arrangement with Harrison James & Hardie on 01451 822977, or 01608 651000.

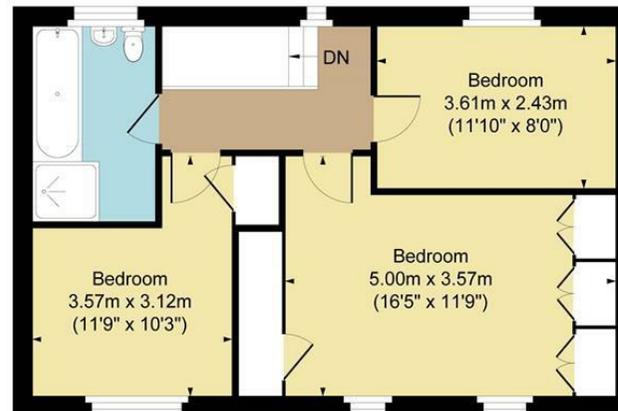
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		78
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



39 New Road, Kingham OX7 6NA
Main House Approx. Gross Internal Area:- 97.80 sq.m. 1052 sq.ft.



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY-NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

www.dmlphotography.co.uk

Notice

harrison james & hardie has not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their condition and working order. Buyers are strongly advised to obtain verification from their Solicitor or Surveyor regarding the condition and working order of all items included.

These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of harrison james & hardie or the vendors or lessors. None of the statements contained within these particulars as to this property are to be relied on as statements of representation of fact. All dimensions, photographs, floorplans, or any reference to necessary permissions for use and occupation and their details are given in good faith and any intending purchasers or lessee must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars. The vendors or lessors do not make or give and neither harrison james & hardie, nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property or particulars, nor enter into any contract relating to the property on behalf of the vendor.

harrison james & hardie is a trading name of Harrison & Hardie Ltd registered in England and Wales no: 3889306.

Bourton on the Water

High Street, Bourton on the Water
GLOS GL54 2AN
Tel: 01451 822 977 Fax: 01451 822 961
Email: bourton@harrisonjameshardie.co.uk

Moreton in Marsh

High Street, Moreton in Marsh
GLOS GL56 0AF
Tel: 01608 651 000 Fax: 01608 651 411
Email: moreton@harrisonjameshardie.co.uk