



**FAIRFAX**  
— & Co —  
ESTATE AGENTS

New Road, Kingham, OX7



Utility  
2.28 x 1.84  
7'6" x 6'0"

B

Kitchen/  
Dining Room  
5.51 x 3.32  
18'1" x 10'11"

Sitting Room  
5.53 x 3.81  
18'2" x 12'6"

Up

Up

IN

Ground Floor

IN

Bedroom  
4.40 x 3.59  
14'5" x 11'9"

Bedroom  
3.58 x 3.12  
11'9" x 10'3"

Bedroom  
3.61 x 2.43  
11'10" x 8'0"

Dn

First Floor

Approximate Gross Internal Area  
Ground Floor = 50.01 sq m / 538 sq ft  
First Floor = 50.01 sq m / 538 sq ft  
Total Area = 100.02 sq m / 1076 sq ft  
Illustration for identification purposes only,  
measurements are approximate, not to scale.

## **The Property**

A well-presented three-bedroom home with countryside views, set on the edge of the sought-after village of Kingham.

This mid-terrace house offers light, spacious accommodation with a practical layout, attractive views and off-street parking, all within easy reach of the village centre.

The entrance hall includes a useful storage cupboard, WC and a utility area with sink, space for a washing machine and a stable door leading to the rear garden. The newly fitted kitchen enjoys a double aspect with a Belfast sink, integrated AEG dishwasher, oven and induction hob, space for a fridge freezer, and room for a breakfast table. It enjoys open views down the road to the front and across countryside at the back.

The living room also benefits from a dual aspect, with a door to the front, a log-burning stove and stairs rising to the first floor. Upstairs, the landing is bright and generous, leading to three well-proportioned bedrooms. Two of the bedrooms enjoy far-reaching views and built-in storage, with the principal room featuring two windows and a particularly spacious feel. The bathroom includes a separate shower, bath, WC and basin.

To the rear, the garden is mainly laid to lawn with a patio, shed and log store, and enjoys lovely views across open fields. Off-street parking is available to the front.

Kingham is a thriving village with a shop, two award-winning pubs and a mainline station offering direct services to Oxford and London Paddington.

## **Situation**

Kingham is one of the Cotswolds' most sought-after villages, known for its charm, strong community and excellent transport links. Set in beautiful countryside, the village offers a well-stocked community shop, an active village hall and two renowned pubs – The Wild Rabbit and The Kingham Plough. There's a highly regarded primary school, and a mainline station with direct trains to Oxford and London Paddington, making it ideal for commuters or weekenders. Surrounded by scenic walks and within easy reach of Daylesford Organic and the market towns of Chipping Norton and Stow-on-the-Wold, Kingham combines rural tranquillity with convenience.









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