



RADNOR MARTIN

L O N D O N & T H E C O T S W O L D S

SADDLERS
THE GREEN | KINGHAM





SADDLERS

THE GREEN | KINGHAM | OXFORDSHIRE
OX7 6YD

'standing prominently in the heart of Kingham, this 18th century detached three storey Cotswold stone house has undergone a complete renovation, extension and a full character redesign'

18th century Cotswold stone house | detached | highly sought after location
reception hall | drawing room | dining room | kitchen | pantry/boot room
bar/kitchen area & living room | downstairs WC | four double bedrooms
two bathrooms | off-road parking | private courtyard garden

the finer details

services Mains water, drainage and electricity. Oil fired central heating.
tenure & possession Freehold and offers vacant possession
fixtures & fittings May be acquired by separate negotiation
rights of way There are no footpaths or rights of way over the property
local authority West Oxfordshire District Council
council tax Band F
viewing arrangements By appointment with Radnor Martin
energy performance certificate Energy Performance rating – E
what three words ///spurring.quietly.golden

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description

The property offers approximately 2,000 square feet of internal social, living and entertaining space. Arranged over three floors, with four double bedrooms, two bathrooms, drawing room, dining room, kitchen, downstairs w/c, pantry/boot room, reception hall, bar/kitchen area and living room. The flow of the house is designed to be enjoyed throughout, the open plan kitchen and dining room lead to the linked hallway and into a further delightful open plan living and entertaining space perfect for all occasions.

An 18th century home, 'Saddlers' has been lovingly restored throughout. The house was completely renovated including re-wiring, plumbing, new oil-fired boiler, extensive traditional wood panelling and skirting works, re-pointing, and a full conversion of a large outbuilding and an exquisite-linked reception hallway extension and pantry/boot room. The kitchen and dining room areas were opened-up to create a carefully considered open plan layout.

Timeless features include kitchens, pantry/boot-room and entertaining spaces designed and supplied by deVOL kitchens, which feature aged copper, black granite and silestone worktops, with traditional shaker units, fluted Belfast and polished brass sinks, along with deVOL Perrin and Rowe aged brass taps. The kitchens feature multiple fridges and dishwashers and a beautiful Italian cooker by Bertazzoni. Oak parquet, Burford Oak, and slate flooring features throughout for a classic feel, with newly fitted traditional wood burning stoves in the drawing room, dining room, and living room. All of the bathrooms have been fully re-designed with traditional Thomas Crapper fittings and given a modern twist, complemented by Lusso showers and bathroom suits. Marble checkered flooring in the bathrooms is also a lovely feature.

All internal and external windows and doors have been replaced with carefully hand-crafted solid wood traditional sash and casement windows and doors, adding to the strong character and age of the house. All ironmongery has been well considered in detail and sourced in aged brass from Anvil. To further compliment the quality of the fittings, all electrical plugs and sockets have been supplied by Corston. Painted throughout using Atelier Ellis and Farrow & Ball, the colours fitting the charming lifestyle perfectly.

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outside

A delightful outlook of the house, showing it's prominence within the village. A private low-maintenance courtyard garden, perfect for enjoying the Kingham and Daylesford lifestyle, with a Cotswolds stone patio and manicured borders complimenting the beautiful surrounding countryside. The property benefits from valuable off-road parking for at least two cars.

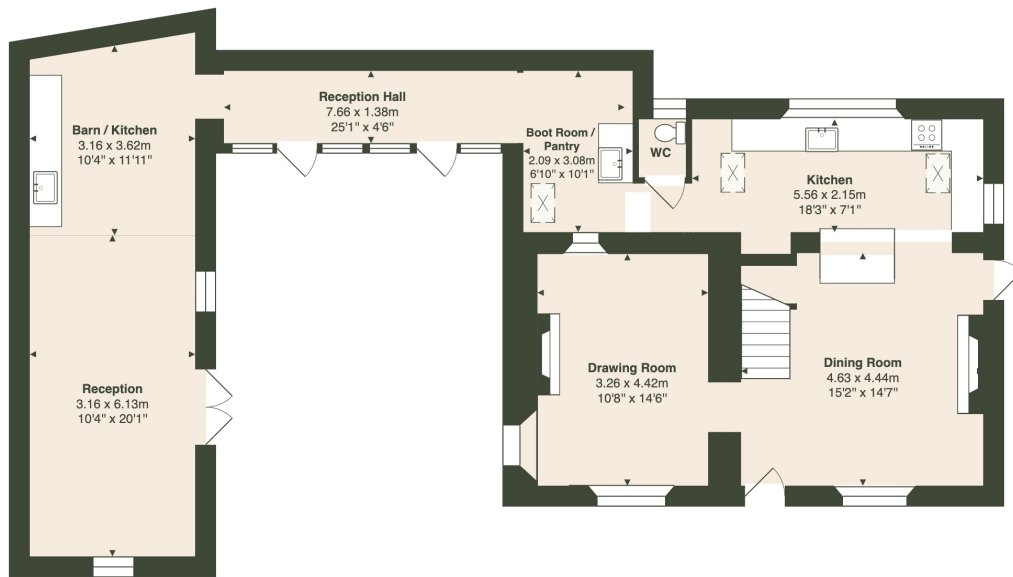
area

Nestled in the Cotswolds, an area of outstanding natural beauty, Kingham is a charming and highly sought after village, steeped in history dating back to Saxon times. Kingham is a vibrant community boasting a village green, 13th century church, village shop and post office, an Ofsted rated 'outstanding' primary school, and the mainline Kingham train station providing regular services to London. Kingham is home to the acclaimed Wild Rabbit Inn, owner of three AA rosettes and part of the Daylesford estate. The Kingham Plough is also a hugely popular country inn offering contemporary British dining and luxurious accommodation. Kingham is at the centre of the Daylesford estate with the award-winning Organic Farm shop on your doorstep, along with the newly opened Club by Bamford, which invites members to indulge in a wellness experience incorporating health, fitness and holistic well-being. In addition, a new Bamford estate hotel with a restaurant, spa, gym, swimming pool, alehouse and bakehouse is set to open in Kingham.

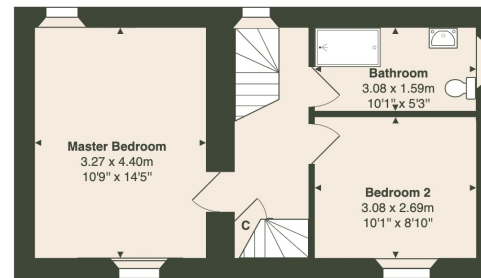
Kingham Train Station 1.4 miles | Daylesford 1.5 miles
Chipping Norton 5 miles | Stow-on-the-Wold 5 miles | Burford 9 miles
Bourton-on-the-Water 9 miles | Cheltenham 23 miles | Oxford 24 miles

all distances are approximate

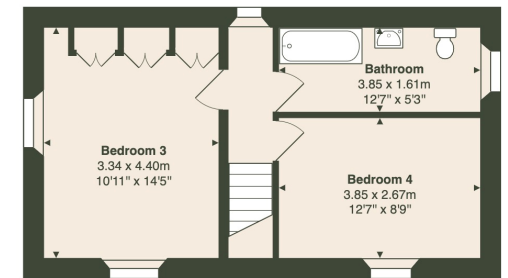
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Ground Floor



First Floor



Second Floor



Approx. Gross Internal Area: 173.9 m² ... 1871 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other items are approximate. No responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such. Drawn by E8 Property Services. www.e8ps.co.uk

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