



MILLSTREAM COTTAGE

KINGSTONE WINSLOW



A NEW LIFE IN THE COUNTRY

Millstream Cottage sits on a quiet lane in the hamlet of Kingstone Winslow alongside a handful of other mainly period properties.

Passing a lavender-filled border, the front door opens into the extended part of the cottage and an entrance hall with cloakroom – the oak flooring is underfloor-heated via an air-source heat pump. The cottage was completely refurbished by the current owners when they bought it 11 years ago and the neutral décor allows the core attractions to shine through.







With fitted cream units to echo the colour scheme of the kitchen, which is just across the hallway, the utility room is generously sized and equipped with a Belfast sink, plumbing for washing machine and tumble dryer. Being within a few steps of the front door, it could double up as a boot room for dealing with post-walk muddy footwear and grubby dogs!

There's a cosy, relaxed ambience to the kitchen with its fitted cream gloss units, granite worktops and limestone floor tiles keeping everything super-bright in tandem with two windows and glazed back door. Original ceiling beams, a mighty lintel above the inglenook, and cosy window seat in the underhang of the staircase add that enviable period charm and there's room for a nice big farmhouse table too. Integrated appliances include a Rangemaster stove with induction hob, Siemens dishwasher, Neff fridge and freezer and there's also a wine fridge.





To the right of the entrance hall is the sitting room, a super-sunny oasis which revels in the lovely garden views thanks to banks of bifolds on two walls and another duo of windows on a third.

In the summer, the bifolds concertina back to create a seamless link between indoors and outdoors while, in the depths of winter, a log-burner keeps everything warm and cosy.



A door leads from the kitchen into the spacious 20x14ft family/dining room, which is perfect for keeping an eye on younger children while you're busy in the kitchen.



To make the most of this super room, you could have a formal dining area at one end – simply perfect for candlelit dinner parties..

AND SO TO BED . . .

Located on the first floor of the extension, the spacious, vaulted principal bedroom is a private and peaceful haven with beautiful views of the surrounding countryside. The current owners planned it out carefully:

“We incorporated the view out over the lower part of the village to the countryside beyond. The vaulted ceiling gives a real feeling of space and we love how calm and tranquil it is.”

The built-in wardrobes reflect the generous amounts of storage space throughout the house, and the modern en-suite shower room adds a luxurious touch.







In the original part of the cottage, two further spacious double bedrooms enjoy those lovely views, and have built-in wardrobes, while the third bedroom is a smaller double, again with wardrobes.

A good-sized family bathroom with a modern roll top bath completes the first-floor line-up.



GLORIOUS GARDENS

The lovely paved terrace to the rear of the cottage is accessed from the kitchen and the sitting room.

With the bifolds open you are at one with the gorgeous gardens and surrounding countryside, making family barbecues and entertaining friends both a breeze and a pleasure.



The gardens are beautifully maintained and sweep away, seemingly endlessly, in front of you. Fencing ensures the safety of toddlers in the lawned area, complete with Wendy House, near the cottage, while it's real 'Swallows & Amazons' territory for older children with a trickling stream at the far end, crossed by duck boards. There's plenty of space for creating a big play area with climbing frame, swings, trampoline, sandpit and so on.



This long L-shaped plot is laid mainly to lawn with trees and shrubs offering shade and privacy, and there's a vegetable garden too. It's a dream set-up for serious gardeners with generous storage in four sheds – currently designated for garden tools, bikes, mowers and a potting shed – plus a greenhouse, three log stores and a bin store.



There's space to park two cars on the lane in front of Millstream Cottage plus a designated gravelled parking space for at least four more via a five-bar gate to the right.

ROUND AND ABOUT

Millstream Cottage is idyllically secluded in the hamlet of Kingstone Winslow, but the village of Ashbury is only half-a-mile away and well set up for everyday needs with a popular tea room and shop selling the everyday essentials (10am-2.30pm Tues-Sat), the Ashbury with Compton Beauchamp CE Primary School (Ofsted-rated 'good'), a foodie 'local' – the 16th-century Rose & Crown which hosts Quiz Nights, televised sporting events and a local choir and has just been shortlisted for "Pub of the Year" in the Great British Pub Awards. The pub also hosts the local Post Office two mornings per week, and there is a village hall where the friendly community gather socially for events throughout the year.

The larger village of Shrivenham (four miles) has a convenience store, three pubs, a deli, coffee shop and GP surgery. Nip up the A420 to Swindon (six miles) to do a supermarket shop at Sainsbury's or go in the opposite direction to Faringdon or Wantage (nine miles) where there's a Waitrose, and Sainsburys supermarkets.

There's secondary schools in Faringdon and Wantage, both Ofsted-rated 'good', and a choice of private schools including Pinewood, St Hugh's, Cricklade Manor Prep and Marlborough College.

The picture-perfect countryside, at the foot of the glorious North Wessex Downs AONB and the Ridgeway national trail, is simply stunning and a rural paradise for those who like nothing better than to be in the great outdoors rambling, cycling, riding a horse or simply walking the dog. There's an endless choice of scenic walks, some ending with refreshment in the excellent local hostelrys.

If you enjoy eating out, you're spoilt for choice. For fine dining it's The Star at Sparsholt while The Burj at Foxhill serves delicious Indian food and Turkish dishes are on the menu at Fancy B in Baydon. Other good foodie pubs include Helen Browning's Royal Oak at Bishopstone and the Eastbury Plough at Eastbury.



ASK THE

WHERE DO I GO



MILK:

Ashbury Village Shop and Tea Room is open Tuesday to Saturday. It's stocked with great quality fruit and veg, bread, milk and other everyday essentials. Plus, there's a fantastic selection of cakes and hot drinks to take away or enjoy in their cosy seating area.



WALKS:

Kingstone Winslow is the gateway to the glorious Ridgeway which is waiting to be explored on foot or on two wheels, with thousands of acres to explore right from the doorstep of Millstream Cottage. Discover endless pathways and bridleways, leading to prehistoric Uffington White Horse and Waylands Smithy – a chambered long barrow thought to date from the 36th Century BC.



WEEKLY SHOP:

You'll find Waitrose, Tesco and Aldi supermarkets in nearby Faringdon, plus a Co-op in nearby Shrivenham that's open late for anything you've forgotten. Groceries can also be picked up from the village shop/post office in nearby Uffington.

OWNERS

WHEN I NEED...



DINNER/DRINKS:

Walk to the Rose and Crown at Ashbury, a traditional village pub and inn that welcomes children and dogs. Sunday lunches come with all the trimmings and the puddings (if you still have room!) are amazing. Renowned organic farmer Helen Browning owns the Royal Oak in nearby Bishopstone. The pub serves highly rated Arkells beer and wines, and tasty meals made with her own organic meat and fresh produce. Don't miss their regular events, including the International Pig Racing Festival!



GOLF:

Keen golfers have plenty of options to choose from, with multiple courses just a short drive away. Shrivenham Park Golf Club is a few minutes up the road. RS Golf Academy, The Chase Golf Club and Wrag Barn Golf Club are also located nearby.



SCHOOLS:

This area boasts some of the best independent schools in the country including Pinewood, St Hugh's, Rendcombe College, St Francis, Marlborough College, Radley, Dauntseys and St Mary's, Calne. Ashbury with Compton Beauchamp Primary School is a welcoming village school with an Ofsted 'Good' rating

THE FINER DETAILS:

What3Words: [///impresed.upcoming.vanilla](https://www.what3words.com/impresed/upcoming/vanilla)

- Square Footage: 1982 sq ft / 184.1 sq mtr
- EPC: C
- Local Authority: Vale of White Horse | whitehorsedc.gov.uk
- Council Tax Band: D

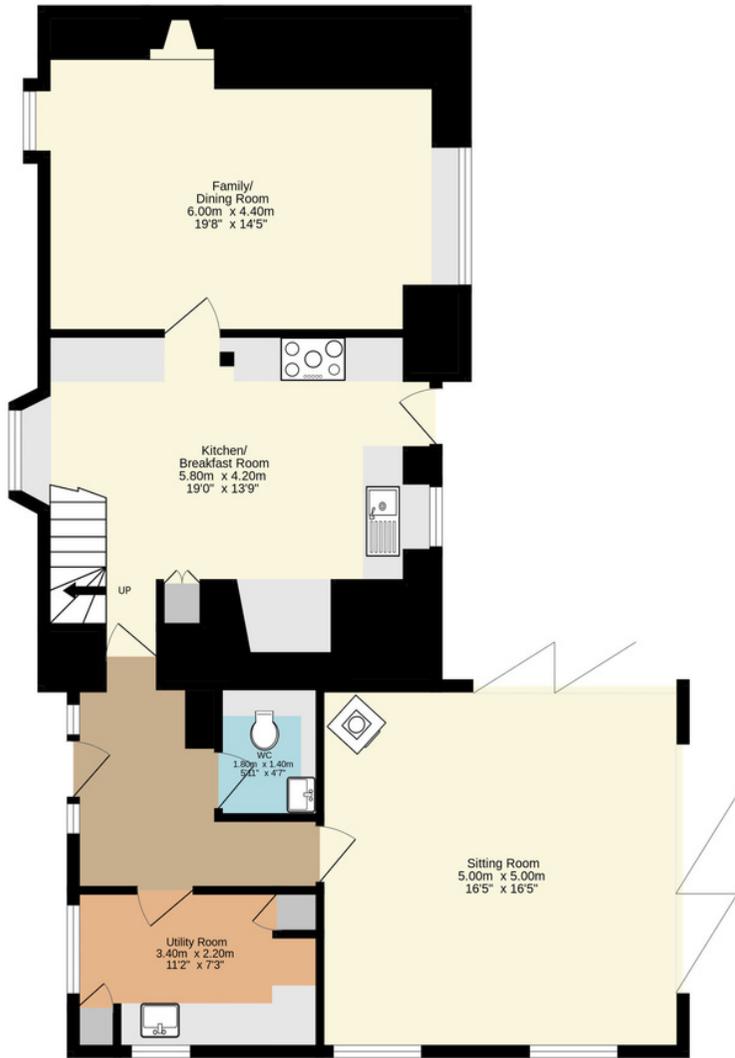
DISTANCES:

- Swindon 10 miles (Trains to London Paddington approx. 59 minutes)
- Wantage 9 miles
- Oxford 26 miles
- London 76 miles
- Heathrow Airport 61 miles

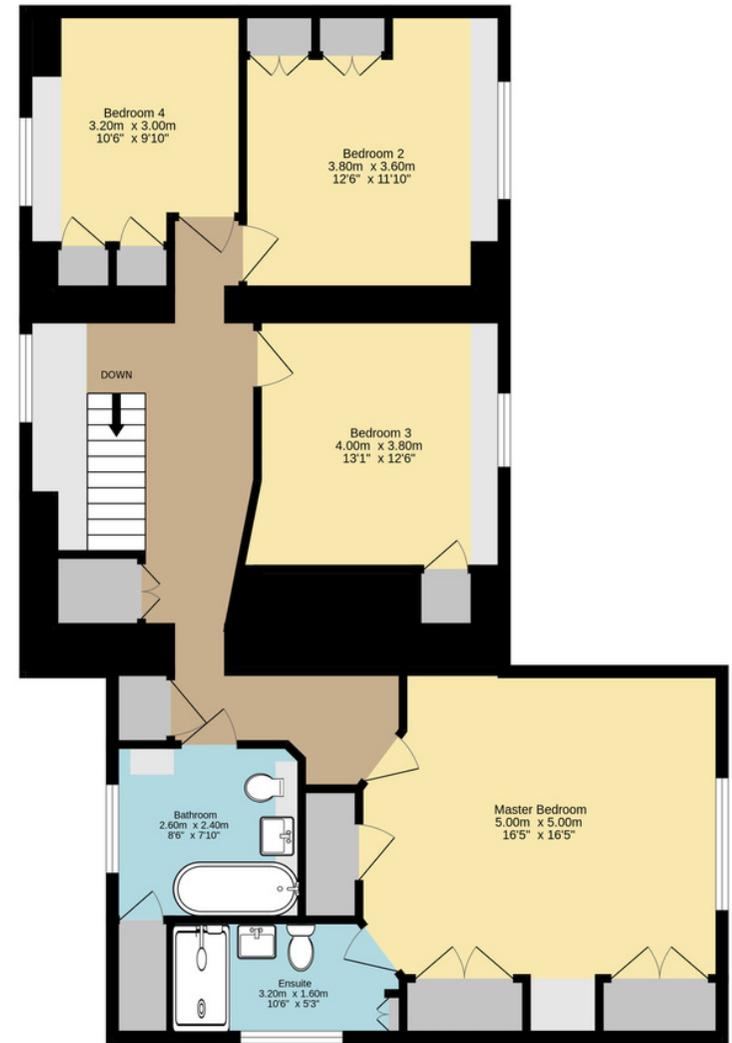
VIDEO LINK:



Ground Floor
91.2 sq.m. (982 sq.ft.) approx.



1st Floor
92.9 sq.m. (1000 sq.ft.) approx.



David Harwood EPCs

TOTAL FLOOR AREA : 184.1 sq.m. (1982 sq.ft.) 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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UNIQUE AND BEAUTIFUL HOMES

