



# KIMBERS COTTAGE

SALFORD

OXFORDSHIRE

# Kimbers Cottage

Salford, Oxfordshire

*Chipping Norton 2.5 miles, Moreton-in-Marsh 6 miles,  
Stow-on-the-Wold 7 miles, Oxford 22 miles  
(all distances approximate).*

## A charming village cottage in rural hamlet

- Kitchen/breakfast room
- Boot room
- Sitting Room with Gallery
- Snug
- Dining room
- Living room
- 3 Bedrooms
- Bathroom

### VIEWING

Please telephone Butler Sherborn, Stow-on-the-Wold office  
T 01451 830731 or The London Office T 0207 839 0888.  
E [stow@butlersherborn.co.uk](mailto:stow@butlersherborn.co.uk)

### DIRECTIONS

From Stow-on-the-Wold proceed along the A426 towards Chipping Norton. At the T-junction opposite The Greedy Goose public inn, turn right on the A44 towards Oxford. Take the second turning left into Salford (Chapel Lane). With the Salford Inn your right, take the next left and Kimbers is the first property on the right hand side.

### DESCRIPTION

Situated in a lovely village, Kimbers Cottage is a semi detached cottage with a small front garden and a larger garden to the rear. Constructed of Cotswold stone with a stone tiled roof and arranged over two floors. Originally two cottages, which was at one time the village shop. In the 1970's the property was sympathetically renovated using some windows and a wrought iron stair case thought to have come from Chipping Norton Brewery.





Kimbers Cottage has character in abundance with leaded glass windows, vaulted ceiling in the Sitting room giving a light and airy feel, a minstrel's gallery, Inglenook fireplaces, beams and lintels throughout.

Kimbers Cottage would suit those wishing to have a full time cottage or weekend property with excellent communications to both London and Birmingham via the M40 motorway (Junction 11). Birmingham International airport is 45 miles or railway from Kingham to London Paddington (90 minutes).

## ACCOMMODATION

### GROUND FLOOR

The front door opens into a hall with step up to **Dining Room** with wonderful double entry large Inglenook Cotswold stone fireplace, large wooden lintel over, stone hearth and double sided wood burning stove, steps down to **Living Room** with arched window, wrought iron staircase and minstrel's balcony above currently used as a library/study.

From **Dining Room** through to **Snug** with window to front and small window to rear, large inglenook fireplace with wooden mantel over, stone flooring. Under stairs cupboard. Door through to **Cloakroom** with WC and sink, Glass panelled door through to **Kitchen/Breakfast Room** with wood painted wall and base cupboards, granite worktops, Belfast sink with mixer taps. Sandyford oil fuelled Range with tiled splash backs. Space for white goods. Amtico flooring. Rear garden accessed through either boot room or kitchen.

### FIRST FLOOR

From hall, stairs up to **Master Bedroom** with fitted wooden cupboards with black iron furnishings. Two window seats to the front of the property. Chimney breast with wooden mantelpiece over and original feature fireplace. **Two further Double Bedrooms.** **Bathroom** with bath and shower over, glass shower screen and tiled splash backs. Wood effect flooring, WC, sink. Window to rear garden.



### GARDEN

The enclosed garden is surrounded by lattice fencing with climbers and a mixed hedge of laurel, holly and beech. The garden is planted in a traditional country cottage style with a large paved area ideal for outdoor entertaining, paths with borders filled with lavender, shrubs and roses and a small lawned area. There are a number of mature trees including an Acre, Elder and twisted hazel. By the side gate is a wooden shed. There is a paved area outside the kitchen which is ideal for outdoor entertaining.

### SITUATION & AMENITIES

Kimbers Cottage is located in the picturesque village of Salford in West Oxfordshire Cotswolds in between the popular market towns of Chipping Norton and Moreton-in-Marsh. Salford has a public house which has been recently renovated and has an active parish church. Communications are excellent, with the A44 serving Oxford and London to the East and



Moreton-in-Marsh and Worcester to the West. The mainline station Kingham provides a regular service to Oxford and London as well as Worcester and Hereford.

Chipping Norton, Stow-on-the-Wold and Moreton-in-Marsh provide for everyday shopping requirements as well as the Chipping Norton Theater and a wealth of well-reputed restaurants and pubs also in the adjacent villages. The cultural centers of Oxford, Cheltenham and Stratford-upon-Avon provide further recreational and leisure facilities. There are excellent schools in the area, both private and state.

Sporting amenities include National Hunt racecourses at Cheltenham, Stratford-upon-Avon and Warwick and golf courses at The Wychwood, Lyneham and Chipping Norton. Leisure center in Chipping Norton, Soho Farmhouse and close to Daylesford Organic





### SERVICES

Mains electricity, water and drainage. Oil tank. The Sandyford Oil Range supplies, water, heating and cooking. (No tests to the suitability of services have been carried out and intending purchasers should commission their own tests if required.)

### FIXTURES AND FITTINGS

Only those items mentioned in these particulars are included in the sale. All other fixtures and fittings are expressly excluded but are available to purchase by separate negotiation.

### LOCAL AUTHORITY

West Oxfordshire District Council, 26 Church Street, Witney, Oxfordshire. Telephone: 01993 702 941.



Butler Sherborn, Stow-on-the-Wold office:  
Parklands House, Park Street, Stow-on-the-Wold,  
Gloucestershire GL54 1AQ  
T (01451) 830731 E lilian@butlersherborn.co.uk  
www.butlersherborn.co.uk

Approximate Gross Internal Area = 155.9 sq m / 1678 sq ft

= Reduced headroom below 1.5m / 5'0



FLOORPLANZ © 2015 0845 6344080 Ref: 153131

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

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