

# Farro Cottage

Region: Cotswolds Sleeps: 6

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## Overview



Nestled within the picturesque village of Kingham, Farro Cottage presents a captivating blend of modern comfort and historical allure. Originally a part of the esteemed Kingham Lodge, this tasteful cottage underwent a comprehensive renovation in 2016, seamlessly marrying its rich heritage with contemporary amenities.

The ground floor unfolds into a luminous open plan living area, inviting guests to unwind by the crackling open fire on sumptuous sofas. Adjacent to this space, the dining area, holds a generously sized table, and sets the scene for family gatherings, extendable to comfortably accommodate up to sixteen diners. A well-appointed kitchen, outfitted with modern appliances including a double oven, microwave, and dishwasher provide all you need to cater for all.

Accommodating up to six guests, Farro Cottage boasts three elegantly appointed en-suite bedrooms, thoughtfully designed to cater to diverse preferences. Notably, one of these bedrooms, situated on the ground floor, features a spacious shower room tailored to accommodate guests with mobility issues. Ascend the stairs to discover the master bedroom, complete with a luxurious super king-size brass bedstead, complemented by plush seating and entertainment amenities. The accompanying en-suite bathroom includes a bath, walk-in shower, and vanity unit. Meanwhile, the second bedroom offers versatility with twin brass beds that seamlessly combine, accompanied by an en-suite boasting similar luxurious amenities.

Beyond the interiors, a south-facing terrace garden beckons, enveloped by picturesque Cotswold walling and accessible through expansive glazed double doors. This meticulously landscaped oasis offers wheelchair-friendly access, ideal for savouring the scenic vistas of distant hills.

Parking facilities are provided for two cars at the front of the property, with the option for an additional vehicle to be accommodated in Kingham Lodge's drive. Guests also enjoy access to the splendid pool, traditional Turkish hammam, and sprawling five-acre garden, located just a short stroll away.

Every detail is meticulously curated to ensure a seamless blend of comfort and relaxation. Whether seeking tranquillity amidst the countryside or a base for exploring the Cotswolds, Farro Cottage promises an unforgettable holiday experience.

## Facilities

Cottage • Child-Safe Pool • Heated Pool • Indoor Pool • Shared Pool • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Walk to Village • Walk to Restaurant • BBQ • Washing Machine • Dishwasher • Microwave • Hairdryer • All Bedrooms En-Suite • Wet Room • Tennis Court • Ground Floor Bed & Bath • Satellite TV • TV • Wheelchair Access • Sauna/Steam • Outdoor Games • DVD • Working Fireplace/Woodburner • Heating • Caretaker/Owner on Site • Cot(s) • High Chair(s) • Toys • Fenced Grounds • Parking Space • Rural Location • Walking/Hiking Paths • Golf Nearby • Tennis Nearby • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Historical Sites • Romantic • Decorated for Christmas



# Interior & Grounds

## Farro Cottage

### Ground Floor

- Open plan living area
- Dining area with up to sixteen seater table
- Well equipped kitchen
- Twin or single bedroom with en-suite shower and WC
- Utility room with laundry facilities

### First Floor

- Twin (zip and link) bedroom with en-suite shower and bath
- Double room with en-suite bath and shower.

### Exterior

- Garden with dining furniture
- Private Parking
- Access to Lodge Gardens
- Access to Indoor Pool and Hammam
- Access to tennis court and croquet.

### Additional Features

- Free-sat TV
- Underfloor heating
- American style Fridge freezer
- Bed linen and towels provided.
- Kitchen Utensils
- Highchair and travel cot
- New-born cradle available for £20 supplement.



# Location & Local Information

The local market town of Chipping Norton is a short distance from the cottage and is one of the most popular, thriving towns in the Cotswolds, with a wealth of independent stores, fabulous antique shops and even the recently famous “Diddly Squat Farm Shop” made famous by Clarkson’s Farm on Prime Video. Every third Saturday you can visit Chipping Norton’s Farmers’ Market and every Weds there is an Outdoor Market in the Market Place, bring your wallet and a big shopping basket!

Those who are members can head over to Soho Farmhouse, just twenty five minutes away in the car for some delicious food and drinks or head to one of the many local spas, such as Dormy House in Broadway that offer a day of deep relaxations, massage and treatments aplenty.

Those looking for some culture should head to the stunning English Heritage property of Blenheim Palace. With acres of beautiful grounds to roam, there is much to do, with the Palace playing host to a number of events and exhibitions throughout the year from food markets to Giffords Circus to a stunning Christmas light display. Also nearby is Chastleton House, a fine Jacobean mansion dating back to 1612.

Just under an hour away is the historic city of Oxford with its stunning range of university buildings, open to visitors to explore. Catch an Evensong at a chapel, or take a punt on the river, hiring a boat yourself or being transported by one of the local students. There is a fantastic shopping centre for a little retail therapy, or you can visit the Oxford Castle to enjoy a beautiful view from the top or explore the spooky prison at the depths.

Fans of Philip Pullman’s “His Dark Materials” trilogy will want to seek out the Trout Inn, a lovely riverside pub serving delicious food and local ales that was featured in the books themselves. A great place to stop off for a well-deserved pint after a long walk. If you are a keen hiker then a local circular walk from Chipping Norton to the Neolithic structure of the Rollright Stones, considered one of the “Seven Wonders of the Cotswolds” is an excellent eight mile walk around the local area.

## Local Amenities

Nearest Airport	London Heathrow Airport (114.5 km)
Nearest Train Station	Kingham Train Station (2 km)



Nearest Village	<b>Kingham (In walking distance)</b>
Nearest Town	<b>Chipping Norton (7.5 km)</b>
Nearest Restaurant	<b>The Wild Rabbit (In walking distance)</b>
Nearest Bar/Pub	<b>The Kingham Plough (0.5 km)</b>
Nearest Shop	<b>Kingham Village Store (In walking distance)</b>
Nearest Supermarket	<b>Sainsbury's, Chipping Norton (7.5 km)</b>

## What we love

- Farro Cottage offers modern comforts within a historic setting, ideal for a tranquil getaway.
- Relax by the crackling open fire in the luminous open-plan living area, adorned with plush furnishings.
- Explore the picturesque terrace garden, boasting wheelchair-friendly access and panoramic views of the rolling hills.
- Access exclusive amenities, including a pool, Turkish hammam, and sprawling gardens, for a truly rejuvenating stay.

## What you should know...

- Guests can enjoy shared access to a shared indoor pool, tennis courts, hammam and gardens.
- One travel cot is available at Farro Cottage. A wooden cot can be assembled on site at an additional cost of £20 if requested. Please note that cot linen is not provided, so please bring your own.

# Terms & Conditions

- Security deposit: £500 charged to client's credit card as a pre-authorisation at least 2 weeks prior to arrival and refunded two weeks after departure, subject to full inspection.
- Arrival time: 4:00 pm
- Departure time: 10:00 am
- Energy costs included?: Yes, included in the rental price
- Linen & towels included?: Yes, linen, towels and pool towels are included in the rental price
- Heating costs included?: Yes, included in the rental price
- End of stay cleaning included?: Yes. However, guests are required to leave the accommodation clean, tidy and in the same condition as on their arrival. Any extra cleaning, laundry, maintenance and/or rubbish disposal required will be charged against the security deposit.
- Pets welcome?: No pets allowed
- Smoking Allowed?: No smoking or vaping
- Pool heating charge?: No, pool heating is included in the rental price.
- Stag & Hen Do's Allowed? : Not allowed
- Other Ts and Cs: Use of the pool is included in the rental price. However, each cottage has an allocated pool time.
- Changeover day: Monday and Friday
- Minimum stay: 3 nights