

Buckwheat

Region: Cotswolds Sleeps: 4

Overview

Escape to the charming open plan loft living at Buckwheat, where rustic elegance meets modern comfort in the heart of Kingham. Ascend the external stone staircase to discover a stunning two-bedroom retreat that promises a truly memorable holiday experience.

Upon entering The Loft, you'll be greeted by an inviting open-plan layout, featuring limed oak flooring and exposed beams that exude character. The walls and surfaces are adorned with tasteful arts and crafts period furniture creating an elegant atmosphere filled with light. In the heart of the living area, a large oak dining table invites gatherings for delicious meals and lively conversations. Sink into the plush sofas arranged around the FreeSat TV or unleash your culinary prowess in the fully fitted kitchen, equipped with all the essentials.

Accommodating up to four guests, the double bedroom boasts a cosy ambiance and is equipped with a TV for your entertainment. Across the corridor lies a generously sized walk-in shower room, complete with a double sink for added convenience.

The second bedroom is a versatile twin room, where the beds can be zip-and-linked into a double. An en-suite spacious bathroom with an indulgent double-ended bath and separate walk-in shower completes the space. For larger parties, two additional single beds can be arranged in the twin room, accommodating up to six guests in total (additional charges apply).

Experience the allure of Kingham in every season, as Buckwheat boasts ample natural light streaming through glass double doors and a charming Juliet balcony. A glazed cupola graces the dining area, creating an airy and inviting ambiance year-round. With parking available right in front of Kingham Lodge and complimentary Wi-Fi broadband access throughout the property every convenience is covered. Plus set in the grounds of Kingham Lodge Buckwheat guests can enjoy gardens bedecked with sculptures, a tennis court, heated indoor pool and spa style hammam are all available to add to their holiday experience.

Tucked in this spectacular Cotswolds location Buckwheat provides an idyllic space to escape for a country retreat to remember.



Facilities

Cottage • 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 • Laptop Friendly Workspace • BBQ • Washing Machine • Dishwasher • Microwave • Hairdryer • Tennis Court • Satellite TV • TV • Sauna/Steam • Indoor Games • Outdoor Games • Heating • 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

Buckwheat

Interior

- Open plan living area
- Dining area with eight seater
- Well equipped kitchen
- Double bedroom
- Twin (zip and link) bedroom with en-suite shower and bath
- Shared bathroom with shower and double sinks

Exterior

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

What we love

- Rustic charm meets modern comfort in Buckwheat, accessed by an external stone staircase.
- Dive into the indoor pool shared by the lodge and cottages or unwind in the spa style hammam.
- Glass double doors, Juliet balcony, and glazed cupola offer scenic views and year-round ambiance
- Set in stunning grounds guests can enjoy access to Kingham Lodge's garden, croquet, and tennis court.

What you should know...

- No dogs are allowed.
- Guests can enjoy shared access to a shared indoor pool, tennis courts, hammam and gardens.
- One travel cot is available at Buckwheat. A wooden cot can be assembled on site at an additional cot 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