

# Barley Cottage

Region: Cotswolds Sleeps: 6

## Overview

Discover the charming retreat of Barley Cottage nestled in the heart of Kingham, blending traditional craftsmanship with modern comforts for an unforgettable holiday experience. This light and airy abode offers a seamless fusion of rustic elegance and contemporary allure. Connected to a neighbouring property, Barley Cottage shares a lush lawn, ideal for families seeking both shared and independent accommodation.

Unwind in the spacious open-plan ground floor, adorned with honey-coloured oak planks and plush furnishings. Sink into the comfortable sofas and chairs or gather around the six seat dining table for memorable meals shared with loved ones. The fully fitted kitchen stands equipped with all the essentials including a fridge/freezer, oven, combi microwave-oven, hob, and dishwasher.

The cottage comfortably accommodates six guests across three inviting bedrooms. Ascend to the first floor to find a sumptuous master bedroom boasting a four-poster double bed, accompanied by a TV and an en-suite wet room for added convenience. Adjacent awaits a cosy twin bedroom, complemented by a separate family bathroom complete with a shower over the bath. Venture up to the second floor where oak-beamed charm awaits in another twin bedroom, featuring an en-suite wet room and breath-taking vistas stretching to Daylesford and beyond. Here, the twin beds can seamlessly convert into doubles, ensuring flexible arrangements to suit your needs.

Step outside onto the terrace through the kitchen's back door, where a delightful setting awaits with a table, chairs, and a Weber charcoal BBQ. Beyond lies convenient parking and access to the expansive five-acre gardens of Kingham Lodge. Stay connected with Wi-Fi broadband across the site and enjoy a reliable mobile signal throughout your stay.

Barley Cottage is thoughtfully appointed with family-friendly amenities including a stair gate, highchair, and travel cot whilst private parking, underfloor heating and an air-circulation system ensure convenience and comfort. Guests of the cottage also benefit from access to the neighbouring Lodge's indoor pool, tennis court and croquet facilities ensuring no one will run out of things to do and see during their stay.

Indulge in the quintessential English countryside getaway at Barley Cottage, where timeless charm meets modern luxury for an enchanting retreat in



Kingham.

## 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 • All Bedrooms En-Suite • Tennis Court • Satellite TV • TV • Sauna/Steam • Indoor Games • 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 • Tourist Towns & Villages • Historical Sites • Romantic • Decorated for Christmas

# Interior & Grounds

## Barley Cottage

### Ground Floor

- Living room
- Well equipped kitchen
- WC

### First Floor

- Double bedroom with en-suite wet room
- Twin bedroom (zip and link beds)
- Shared bathroom and WC

### Second Floor

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

### Exterior

- Garden with garden furniture
- Private Parking
- Access to shared 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 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	<b>London Heathrow Airport (114.5 km)</b>
Nearest Train Station	<b>Kingham Train Station (2 km)</b>



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

- The cottage seamlessly blends traditional craftsmanship with modern comforts, offering a charming ambiance for a memorable holiday escape.
- The second floor bedroom enjoys sweeping vistas of Daylesford and beyond.
- Step onto the terrace and savour outdoor meals amidst tranquil surroundings, complete with a Weber charcoal BBQ for culinary delights.
- Immerse yourself in the cosy embrace of Barley Cottage, featuring underfloor heating and an air-circulation system for ultimate relaxation.
- Take a dip in the shared indoor pool or try game of tennis at the neighbouring courts.

## What you should know...

- There are no ground floor bedrooms.
- Guests can enjoy shared access to a shared indoor pool, tennis courts, hammam and gardens.

# 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
- 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
- Heating costs included?: 3 nights