

# Amaranth Cottage

Region: Cotswolds Sleeps: 6

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## Overview

Nestled within the serene beauty of the Cotswolds, Amaranth Cottage offers a unique blend of traditional allure and modern convenience. This modern and spacious retreat exudes classic charm on the outside while boasting contemporary amenities within and a range of shared spaces including an indoor pool. Sleeping six with three bedrooms the cottage is an ideal choice for families seeking a memorable holiday together.

Step into the open-plan ground floor, where the inviting ambiance invites relaxation. Flagstone flooring and plush sofas create a cosy atmosphere, perfect for unwinding after a day of exploring. The dining area, bathed in natural light from French windows, provides a charming setting for family meals. The fully equipped kitchen, complete with a four-door Aga providing added warmth and catering to culinary needs with ease.

A separate utility area and downstairs WC offer convenience, while the large multi-purpose basement provides entertainment for all ages. Let imaginations soar with dressing-up clothes and a vintage doll's house, ensuring endless hours of fun. A kitchenette with extra tableware is perfect for larger groups.

The master bedroom features a luxurious four-poster double bed, accompanied by a TV and en-suite wet room for added indulgence. A twin bedroom on the first floor, along with a separate family bathroom, ensures ample space for guests. The second-floor twin bedroom, with its own en-suite wet room, offers flexibility with zip-and-link beds that can be converted into doubles.

Step outside onto the rear terrace, where a gas BBQ awaits, ideal for al fresco dining. Guests have access to private parking and the 5-acre garden shared by the neighbouring lodge, making it ideal for families seeking both shared and independent accommodation. Beautiful gardens bedecked with sculptures, a tennis court, heated indoor pool and spa style hammam are all available to guests of Amaranth Cottage to add to their holiday experience.

Amaranth Cottage provides an elegant retreat with all the ingredients for an authentic Cotswolds countryside getaway filled with long walks, cosy pubs and lazy days.



## 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 • AGA • Hairdryer • Wet Room • Tennis Court • Satellite TV • TV • Sauna/Steam • Games Room • 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 • Tourist Towns & Villages • Historical Sites • Romantic • Decorated for Christmas

# Interior & Grounds

## Amaranth Cottage

### Lower Ground Floor

- Play room
- Store room/Kitchenette

### Ground Floor

- Open plan living room
- Well equipped kitchen with Aga
- Utility room
- WC

### First Floor

- Double bedroom with en-suite
- Twin bedroom
- Shared bathroom and WC

### Second Floor

- Twin bedroom with en-suite shower.

### Exterior

- Garden with garden furniture
- BBQ
- Private Parking
- Access to Lodge Gardens
- Access to Indoor Pool and Hammama
- Access to tennis court and croquet.

### Additional Features

- WiFi
- Free-sat TV
- Underfloor heating
- Aga
- Washing machine
- Bed linen and towels provided.
- Kitchen Utensils
- Highchair and travel cot



## 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 blends traditional Cotswold allure with modern comforts, offering a quintessential English countryside retreat set within tranquil gardens and grounds.
- Dive into the indoor pool shared by the lodge and cottages or unwind in the spa style hammam.
- The cosy lounge, extendable dining table, and multi-purpose basement provide ample space for relaxation and fun-filled evenings.
- The rear terrace holds a gas BBQ for al fresco meals whilst guests can enjoy access to Kingham Lodge's garden, pool, and tennis court.

## What you should know...

- There are no ground floor bedrooms.
- Guests can enjoy shared access to Kingham Lodge's indoor pool, courts, hammam and gardens.
- One travel cot is available at Amaranth Cottage. 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 Fridays
- Minimum stay: 3 nights