

# Farro Cottage

Region: The South West   Sleeps: 6

## Overview

Nestled within the heart of the idyllic village of Kingham, Farro Cottage offers a charming retreat steeped in history yet designed for modern living. Once a part of the prestigious Kingham Lodge, this beautifully restored cottage seamlessly blends traditional Cotswold character with contemporary comfort, making it the perfect haven for relaxation and exploration.

Stepping through the front door, you are immediately welcomed into a bright and airy open-plan living space. Exposed wooden beams hint at the cottage's heritage, while soft, inviting furnishings encourage you to sink into comfort. A crackling open fire sets the scene for cosy evenings, whether you're curling up with a book or sharing stories over a glass of wine. To the side, the dining area boasts an impressive table, effortlessly extendable to seat up to sixteen guests—perfect for long, convivial meals. The adjoining kitchen is fully equipped with everything you might need, from a double oven to a microwave and dishwasher, ensuring meal preparation is as effortless as it is enjoyable.

Farro Cottage comfortably sleeps six across three en-suite bedrooms, each thoughtfully designed for restful nights. On the ground floor, a spacious double bedroom with an en-suite shower room is tailored for accessibility, providing ease and comfort for guests with mobility considerations. Upstairs, the master bedroom is a true sanctuary, featuring an exquisite super king-size brass bedstead, plush seating, and entertainment options for quiet evenings in. The en-suite bathroom is fitted with a bath, walk-in shower, and elegant vanity unit. The second upstairs bedroom is just as inviting, with twin brass beds that can be seamlessly combined, and its own en-suite bathroom, complete with similar high-quality fittings.

Beyond the interiors, the south-facing terrace garden awaits, a tranquil space framed by traditional Cotswold stone walls. Glazed double doors lead you outside to this carefully designed retreat, where you can enjoy morning coffee or an evening drink while admiring the rolling hills in the distance. Thoughtfully landscaped with accessibility in mind, the terrace provides a peaceful escape for all.

Practicalities are well considered, with private parking for two cars at the front of the property and an additional space available at Kingham Lodge's drive. Just a short walk away, guests have exclusive access to the spectacular pool, a traditional Turkish hammam, and five acres of beautifully maintained gardens.

Farro Cottage offers an inviting balance of history and modernity, a place where every detail has been considered to ensure a truly relaxing escape. Whether you're seeking a quiet countryside retreat or an ideal base for exploring the Cotswolds, this enchanting cottage promises a stay to remember.



## Facilities

Ideal for Kids • Romantic • Walk to Village • Walking/Hiking Paths • Golf  
Nearby • Tennis Court • Historical Sites • Tennis Nearby • Special Offer •  
Has Offer • Cots (Cribs) • Heated Pool • Pets on Request • Ideal for Teens  
• Indoor Pool • All Bedrooms En-Suite • Modern • Ground Floor Bed &  
Bath • Cottage • Shared Pool • Parking Space • Walk to Restaurant • Pool  
Safety Feature • Wi-Fi/Internet • Decorated for Christmas • Rural Location  
• Washing Machine • Outstanding Landscapes • Hairdryer • Outdoor  
Pursuit & Activities • Tourist Towns & Villages • TV • DVD • Dishwasher •  
Microwave • Satellite TV • Sauna/Steam • Outdoor Games • Animal farm  
• Working Fireplace/Woodburner • Heating • Caretaker/Owner on Site •  
Kid-friendly museum • Kid-friendly excursions • Catering Available •  
Playground nearby • Board games • Children's videos/DVDs • Children's  
books • Meal delivery service • Croquet • Ideal for Babies & Toddlers •  
High Chair(s) • Fenced Grounds

# Interior & Grounds

## Farro Cottage

### Ground Floor

- Open plan living area
- Dining area with up to sixteen seater table
- Well equipped kitchen
- Bedroom with single bed and en-suite shower room\* (can be set up with twin beds on request)
- Utility room with laundry facilities



### First Floor

- Bedroom with super-king bed and en-suite with bath and walk-in shower
- Bedroom with twin single beds and en-suite with bath and walk-in shower\* (zip & link so can be set up as a double on request)

### Exterior Grounds

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

### Additional Features

- Wi-Fi
- Free-sat TV
- Underfloor heating
- American style Fridge freezer
- Bed linen and towels provided
- Kitchen Utensils
- Highchair, stairgate and travel cot available on request
- Larger cot or new-born cradle available on request for an additional £20 supplement
- Parking

*\*Please ensure that you request whether you would like the second bedroom set up with a double or twin single beds and whether you require one or two single beds in the ground floor bedroom at the time of booking.*



# 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</b> (114.5 km)
Nearest Train Station	<b>Kingham Train Station</b> (2 km)
Nearest Village	<b>Kingham</b> (In walking distance)
Nearest Town	<b>Chipping Norton</b> (7.5 km)
Nearest Restaurant	<b>The Wild Rabbit</b> (In walking distance)
Nearest Bar/Pub	<b>The Kingham Plough</b> (0.5 km)
Nearest Shop	<b>Kingham Village Store</b> (In walking distance)
Nearest Supermarket	<b>Sainsbury's, Chipping Norton</b> (7.5 km)

## 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
- **Pets welcome?**: Up to two dogs welcome on request only and with prior agreement with the owner. If accepted, a pet supplement of £50 per pet will apply (payable locally).
- **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 Firday
- **End of stay cleaning available?**: 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.
- **Smoking Allowed?**: Smoking & Vaping are not permitted.
- **Other 2:** Please ensure that you request whether you would like the second bedroom set up with a double or twin single beds and whether you require one or two single beds in the ground floor bedroom at the time of booking.
- **Other 3:** A cot is available on request, subject to an additional £20 fee. Please note that cot linen is not provided, so please bring your own.
- **Minimum stay:** 3 nights
- **Heating costs included?**: Yes, included in the rental price
- **Pool heating charge?**: No, pool heating is included in the rental price.
- **Stag & Hen Do Allowed?** : Not allowed