Buckwheat

Region: The South West **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

Catering Available • Tennis Nearby • Historical Sites • Walking/Hiking Paths • Walk to Village • Romantic • Ideal for Kids • Tennis Court • Golf Nearby • Cots (Cribs) • Ideal for Teens • Heated Pool • Indoor Pool • Shared Pool • Cottage • Walk to Restaurant • Pool Safety Feature • Parking Space • Wi-Fi/Internet • Decorated for Christmas • Rural Location • Washing Machine • Outstanding Landscapes • Outdoor Pursuit & Activities • Hairdryer • Tourist Towns & Villages • TV • Laptop Friendly Workspace • Indoor Games • Dishwasher • Microwave • Satellite TV • Sauna/Steam • Outdoor Games • Animal farm • Heating • Kid-friendly museum • Kid-friendly excursions • Playground nearby • Board games • Children's videos/DVDs • Children's books • Meal delivery service • Ideal for Babies & Toddlers • High Chair(s) • Fenced Grounds

Interior & Grounds

Buckwheat

Interior
-Open plan living area
- Dining area with eight seater
- Well equipped kitchen
- Bedroom with king-size double bed
- Family shower room
- 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
- Access to Lodge Gardens
- Access to Indoor Pool and Hammam
- Access to tennis court and croquet

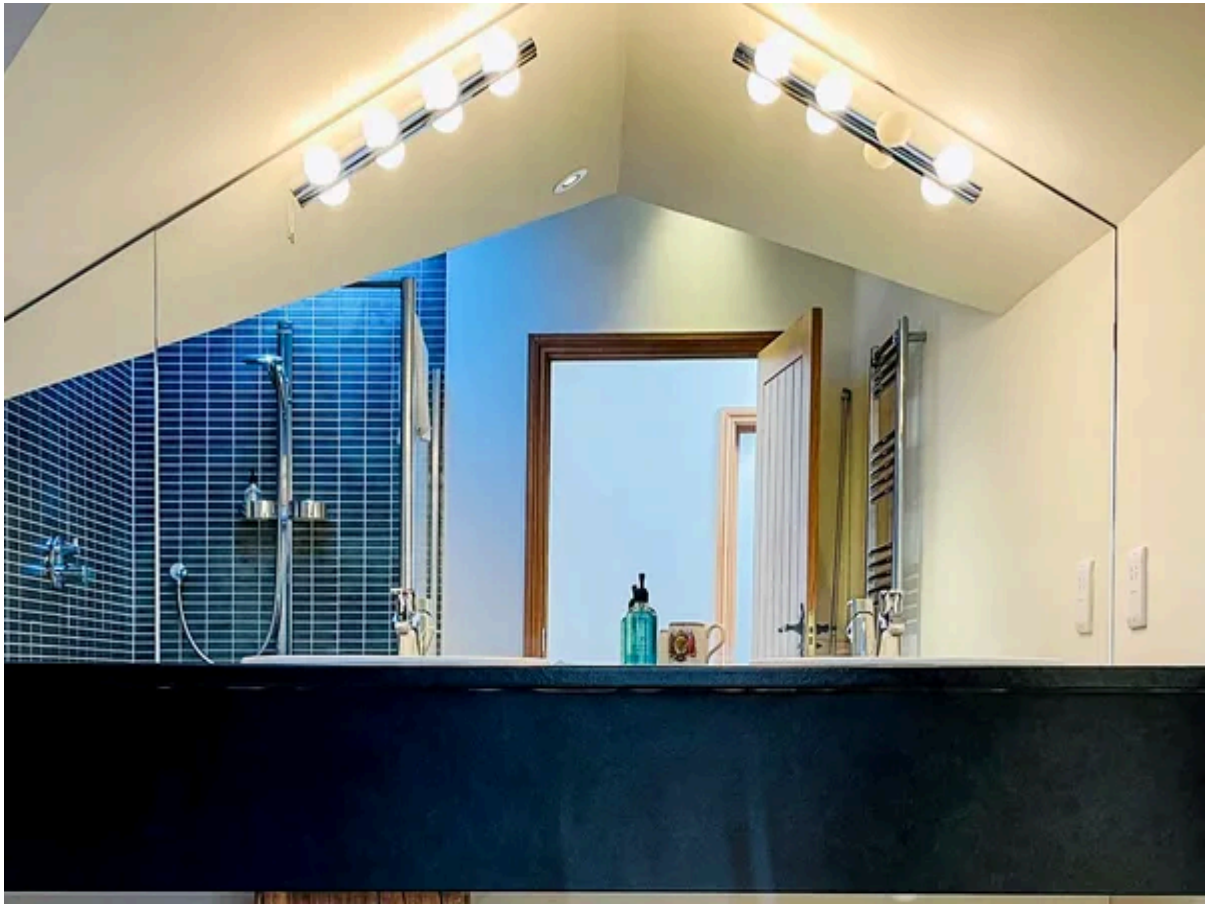
Additional Features
- Wi-Fi
- Free-sat TV
- Underfloor heating
- Fridge freezer
- Bed linen and towels provided
- Kitchen Utensils
- Highchair and travel cot available on request
- Larger cot or new-born cradle available on request for an additional £20 supplement
- Parking

** Please ensure that you request whether you would like the second bedroom set up with a double or twin single beds 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	**London Heathrow Airport (114.5 km)**
Nearest Bar/Pub	**The Kingham Plough (0.5 km)**
Nearest Golf	**The Wychwood Golf Club (4.18 km)**
Nearest Restaurant	**The Wild Rabbit (In walking distance)**
Nearest Shop	**Kingham Village Store (In walking distance)**
Nearest Supermarket	**Sainsbury's, Chipping Norton (7.5 km)**
Nearest Town	**Chipping Norton (7.5 km)**
Nearest Train Station	**Kingham Train Station (2 km)**
Nearest Village	**Kingham (In walking distance)**

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 cost of £20 if requested. Please note that cot linen is not provided, so please bring your own.
- An additional two single beds can be added to the twin bedroom, subject to an extra £100 per bed - please enquire if required.
- Please note that the pool house is lockable. For safety, ensure the pool cover remains in place at all times when the pool is not in use. Children must be supervised at all times when in or near the pool area.

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?:** No pets 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

- **End of stay cleaning:** Standard changeover clean included in the price. 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?:** No smoking or vaping

- **Other 2:** Please ensure that you request whether you would like the second bedroom set up with a double or twin single beds at the time of booking. An additional two single beds can be added to the twin bedroom, subject to an extra £100 per bed - please enquire if required.

- **Other 3:** One travel cot is available at Buckwheat. 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.

- **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