

HILLSIDE HOUSE

Kingham, Oxfordshire



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Kinyard Note

At Kinyard, we are drawn to places with a strong sense of identity, villages shaped over time, where materials, buildings, and landscape sit naturally together.

Kingham is one of those places.

This site, set quietly along Station Road in Kingham, offered a rare opportunity to create something that feels both rooted and refined, drawing from the enduring character of the village while responding to how people live today.

These two homes are deliberately distinct, yet connected by a shared approach: honest materials, careful proportions, and a considered relationship with their surroundings.

Our approach has been simple to design homes that feel grounded in their setting not imposed, but part of the village fabric. Homes designed to feel as though they have always belonged here, that age well, and quietly belong.

Nick & Andy

Kinyard



Plot 01

Hillside House



The Collection

Two homes. Distinct in character. Unified by place.

Plot 02

The Byre

Hillside represents a rare opportunity to create a home within a setting that is both deeply rooted in the Cotswolds landscape and quietly connected to a wider, more contemporary way of living.

Positioned in the heart of Kingham, the site benefits from a unique balance — a village known for its architectural character and community feel, yet within easy reach of some of the region's most celebrated destinations.

This is not simply a place defined by its location, but by the quality of life it enables — one shaped by landscape, design, and a slower, more considered pace.

At Hillside, the opportunity is to create something personal within that setting — a home that responds not only to its surroundings, but to the way you choose to live within them.



Hillside House

A beautifully crafted stone house grounded in the character of Kingham, offering generous living within a timeless village setting.



Design Overview

3,186 sqft / 296 sqm

Rooted in the character of Kingham, Hillside House is a considered reworking of the traditional Cotswold home.

Its composed stone elevation sits comfortably within the rhythm of the village, shaped by simple gables, balanced proportions and enduring materials.

At its centre, a large kitchen and dining room brings daily life together — anchored by an Aga and open fireplace, creating a natural gathering point that feels both generous and grounded. Spaces extend effortlessly from here, balancing openness

with quieter moments, and maintaining a constant connection to the garden beyond.

A well-appointed boot room supports the practicalities of country living, designed with both family life and muddy walks in mind.

The master suite above offers a sense of retreat — light-filled, spacious and paired with a refined ensuite that brings a quiet sense of luxury.





Family Room

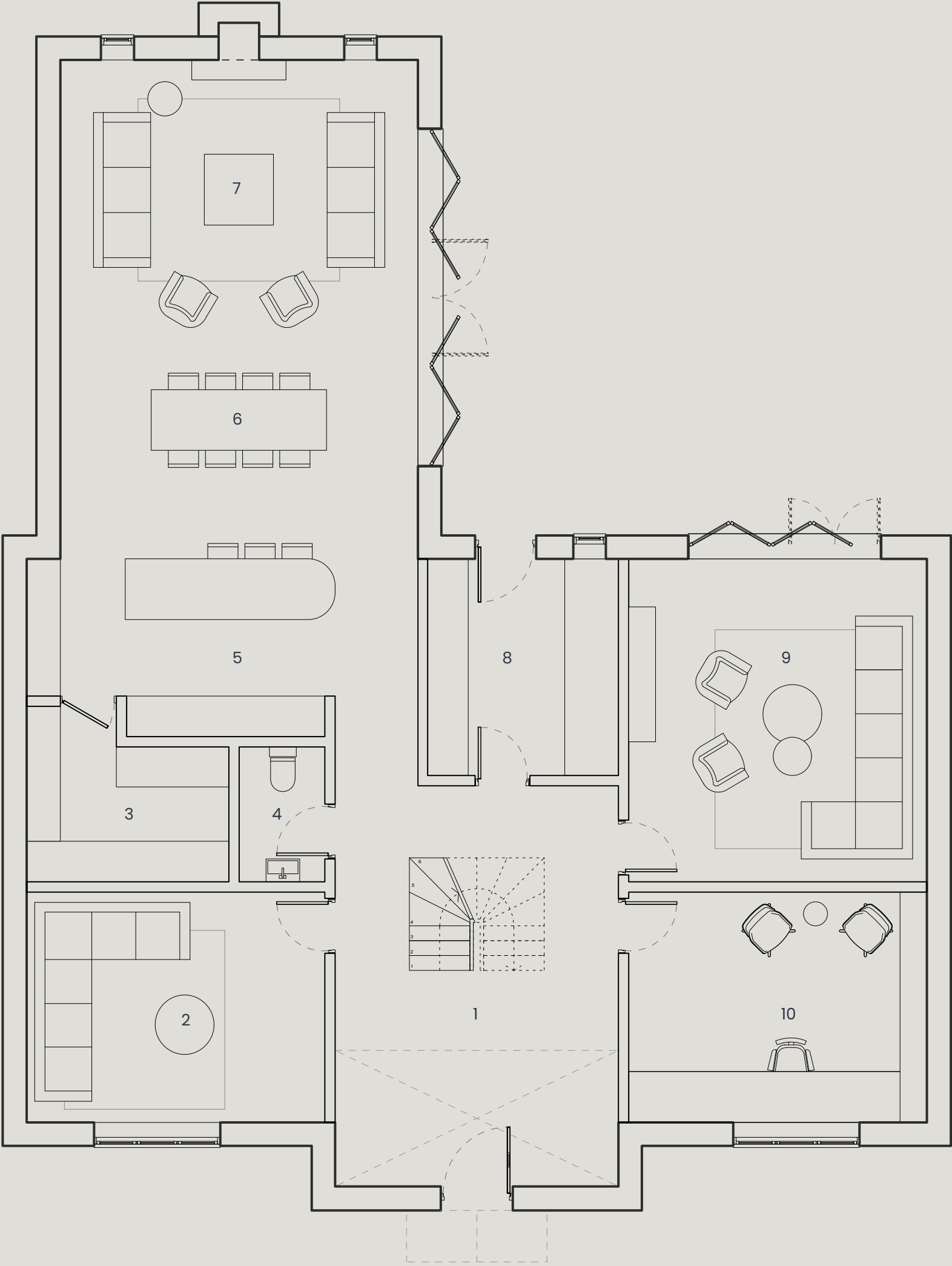




The Kitchen

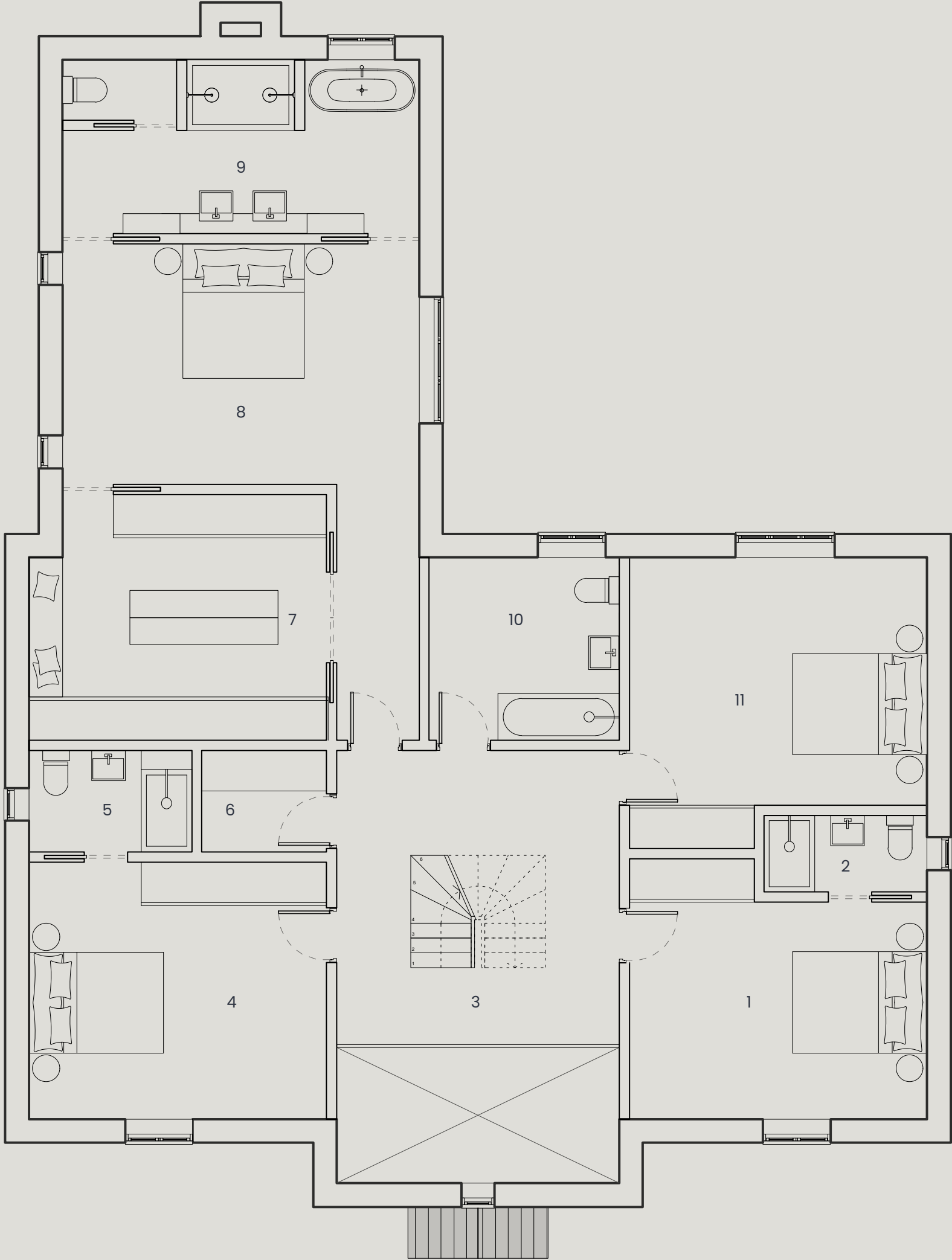


Ground Floor



Ground			
Ref	Room	Size (m)	Size (ft)
1	Hallway	4.2 x 5.9	13.8 x 19.4
2	Snug	4.4 x 3.4	14.4 x 11.2
3	Pantry	3.0 x 2.0	9.8 x 6.6
4	Cloakroom	1.3 x 2.0	4.3 x 6.6
5	Kitchen Area	5.8 x 3.4	19.0 x 11.5
6	Dining Area	5.3 x 2.7	17.4 x 8.9
7	Living Area	5.3 x 3.9	17.4 x 12.8
8	Bootroom	2.8 x 3.2	9.2 x 10.5
9	Lounge	4.4 x 4.7	14.4 x 15.4
10	Office	4.4 x 3.4	14.4 x 11.2

First
Floor



First			
Ref	Room	Size (m)	Size (ft)
1	Bed 03	4.4 x 3.2	14.4 x 10.5
2	Ensuite 03	2.4 x 1.1	7.9 x 3.6
3	Landing	4.2 x 4.4	13.8 x 14.4
4	Bed 02	4.4 x 3.8	14.4 x 12.5
5	Ensuite 02	2.4 x 1.5	7.9 x 4.9
6	Laundry	1.9 x 1.5	6.2 x 4.9
7	Dresser	3.9 x 3.6	12.8 x 11.8
8	Bed 01	5.3 x 3.6	17.4 x 11.8
9	Ensuite 01	5.3 x 2.6	17.4 x 8.5
10	Bathroom	2.8 x 2.7	9.2 x 8.9
11	Bed 04	4.4 x 3.7	14.4 x 12.1



Primary Suite

Ensuite



Material Selection

The homes are defined by a carefully considered palette of natural materials, rooted in the character of the Cotswolds and expressed with a contemporary clarity.

Externally, locally sourced Cotswold stone forms the primary envelope, paired with slate roofing and refined metal detailing. Openings are proportioned with restraint, allowing the architecture to feel both grounded and enduring — as though it has always belonged to its setting.

Internally, the material language continues with a modern farmhouse sensibility. Natural timbers, stone surfaces and lime-toned finishes create calm, tactile spaces shaped by light and proportion rather than decoration. Joinery is crafted and understated, with a focus on longevity and quiet detail.

The result is an interior that feels warm, honest and timeless — balancing tradition with a contemporary way of living.



Technical Details

Specification & Finishes

Windows & External Doors
High-performance aluminium-clad timber windows and doors, combining durability with refined detailing.

Internal Joinery
Bespoke painted timber doors with contemporary ironmongery. Clean-lined skirting and architraves throughout.

Kitchens, Utility & Larder
Individually designed kitchens with a choice of contemporary or classic finishes. Natural stone worktops, premium appliances, and carefully integrated storage solutions.

Bathrooms & Ensuites
Elegant sanitaryware and brassware from leading brands, paired with natural stone or porcelain finishes to create calm, refined spaces.

Heating & Ventilation
Air source heat pump with underfloor heating throughout. MVHR system for improved air quality and energy efficiency. Optional woodburning stove.

Electrical & Data
Full fibre connectivity with CAT 6 wiring throughout. Integrated provision for media, entertainment and smart home systems.

External Features
Landscaped gardens with natural stone terraces, external lighting, power and water. Electric vehicle charging points included.

Warranty
Each home benefits from a 10-year structural warranty.

Specifications are indicative and may be refined during construction. Purchasers will have the opportunity to tailor elements of the interior to suit their preferences.

Sustainability

Sustainability has been embedded into the design from the outset, shaping both the architecture and the way the homes perform.

A fabric-first approach ensures high levels of insulation and airtightness, significantly reducing energy demand while maintaining comfort throughout the year. Openings are carefully positioned to maximise natural daylight, while managing solar gain to avoid overheating.

Low-carbon technologies support this performance, including air source heat pumps, photovoltaic panels integrated within the roofscape, and a Mechanical Ventilation with Heat Recovery (MVHR)

system capable of retaining up to 95% of heat from extracted air.

Natural ventilation remains central to the design, with opening windows and rooflights enabling cross and stack ventilation where required.

Combined with energy-efficient appliances, intelligent systems, EV charging, and permeable external surfaces, these homes are designed to minimise environmental impact while enhancing day-to-day living.

The result is architecture that is not only considered in its appearance, but in how it performs — quietly efficient, responsible, and built for the long term.



Further Information



For further information on the Hillside development, or to discuss the opportunity to purchase with planning permission or as a fully realised home, please contact our team or one of our agents.



Marc Coombes
01608 644000
marc@maxwelldouglasproperty.co.uk



Charlotte Moxon
01865 366690
charlotte.moxon@struttandparker.com



Kinyard Development Website
info@kinyard.co.uk
Address details:
Hillside, Station Road, Kingham, OX7 6UH
51°54'32"N, 1°37'35"W

The Journey

Architect & Developer

Kinyard was formed through a shared belief in thoughtful, well-made architecture.

Founded by an architect and a developer brought together by a mutual appreciation for design, craft and detail, the practice operates at the intersection of both disciplines — where vision and delivery are considered as one.

Rather than pursuing volume, Kinyard focuses on a small number of carefully selected projects. Each home is approached as an opportunity to create

something enduring — rooted in its setting, proportioned with care, and designed to age well over time.

This collaborative approach allows for a level of attention that is often lost in larger developments. Decisions are deliberate, materials are chosen for their integrity and longevity, and spaces are shaped around how people actually live.

Hillside reflects this ethos — a project guided by context, refined through design, and delivered with the intention that it feels as though it has always been part of Kingham.



