

KINGHAM

Oxfordshire

A collection of two country homes



Contents Page

Kinyard Note	6
Kingham Village	9
The Wild Rabbit	12
Estelle Manor	15
Address Book	16
The Collection	18
Hillside House	21
Design Overview	22
Hillside House Plans	30
The Byre	37
Design Overview	38
The Byre Plans	46
Material Selection	50
Technical Details	51
Sustainability	51
The Journey	52
Further Information	53



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



Kingham Village

Simple,
considered,
enduring.

Kingham is widely regarded as one of the most beautiful villages in the Cotswolds — a place defined by its generosity of space, architectural consistency, and strong sense of community.

Broad verges, honey-toned stone buildings, and mature trees create a village that feels both open and composed. The rhythm of traditional cottages and farmhouses is balanced by a quiet sophistication, where design, food, and culture sit naturally alongside rural life.

Positioned within West Oxfordshire, Kingham benefits from excellent connectivity while retaining a distinctly rural character. A direct rail connection to London places the village within easy reach of the city, yet life here remains shaped by landscape, season, and pace.

It is this balance — accessibility and escape — that defines Kingham, and continues to make it one of the most sought-after locations in the Cotswolds.

A village shaped by landscape, craft, and a quietly refined way of life.





The Wild Rabbit

Kingham

Just a short walk away, The Wild Rabbit has become something of a landmark within the village — not through scale or spectacle, but through a quiet attention to detail.

Set within a restored Cotswold stone building, it operates as a modern British inn — part restaurant, part pub, part place to stay — all shaped by a strong connection to the surrounding landscape.

At the centre of it is the food. The menu is led by the seasons and closely tied to the Daylesford estate, with ingredients grown, reared, and prepared within its wider farm and garden network. Dishes change regularly, reflecting what is available at its peak, with a focus on simplicity and quality over complexity.



The dining room itself is refined but relaxed, with an open kitchen and a sense of movement that keeps the space feeling alive. It holds three AA Rosettes and is listed within the Michelin Guide — a reflection of its quality, though its atmosphere remains deliberately informal.

What makes it particularly special is its relationship to the wider Daylesford ecosystem. From the organic farm to the Bamford wellness offering, there is a clear thread running through everything — a focus on provenance, craft, and a slower, more considered way of living.

To have somewhere of this quality within walking distance is rare, and it speaks to the way life in Kingham is lived — where the best things are often close at hand.

Rooted in the land, refined in its execution.





Estelle Manor

Oxfordshire

Set within a restored Grade II listed estate, Estelle Manor offers a more expansive expression of the Cotswolds lifestyle — where heritage, design, and contemporary hospitality come together within a carefully considered setting.

The house and its wider grounds have been thoughtfully reimagined, balancing the scale of a country estate with a series of more intimate, layered spaces. Interiors draw on traditional forms but are expressed with a contemporary sensibility — rich materials, soft light, and a strong emphasis on atmosphere.

At the centre of the experience is the Eynsham Baths — a Roman-inspired spa

set within landscaped grounds, designed as a place of retreat rather than spectacle. Alongside this, a collection of restaurants, bars, and social spaces create a rhythm to the day, from early morning to late evening.

Despite its scale, there is a clarity to how the estate is organised, with spaces that feel calm, deliberate, and connected to the surrounding landscape. It is as much about how it feels as what it offers.

Located a short drive from Kingham, Estelle Manor provides a different pace — somewhere to spend time, to reset, and to step away — complementing the quieter, more grounded rhythm of village life.

A place defined by atmosphere, design, and time well spent.

Address Book

A few places worth knowing.

To Dine

- The Wild Rabbit
- The Kingham Plough
- The Chequers, Churchill
- The Fox at Oddington, Lower Oddington

To Coffee

- Bamford Bakery
- Charlbury Deli

Connections

- Kingham Station – London Paddington
- Kingham Station – Oxford Burford Garden Company
- Bicester Village

To Explore

- Bourton-on-the-Water
- Stow-on-the-Wold
- Burford

Private Members

- Soho Farmhouse
- Estelle Manor

Walks

- The Evenlode Valley
- Daylesford Estate
- The Cotswold Way
- The Rollright Stones & Ridgeway Edge

To Golf

- Wychwood Golf Club
- Naunton Downs

Arts & Culture

- The Ashmolean, Oxford
- Modern Art Oxford
- Chipping Norton Theatre

Shopping

- Daylesford Farm Shop
- Burford Garden Company
- Bicester Village

To Relax

- Estelle Manor
- Bamford Wellness Spa

Everything you need. Nothing you don't.



Plot 01

Hillside House



Plot 02

The Byre

The Collection

Two homes. Distinct in character. Unified by place.

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

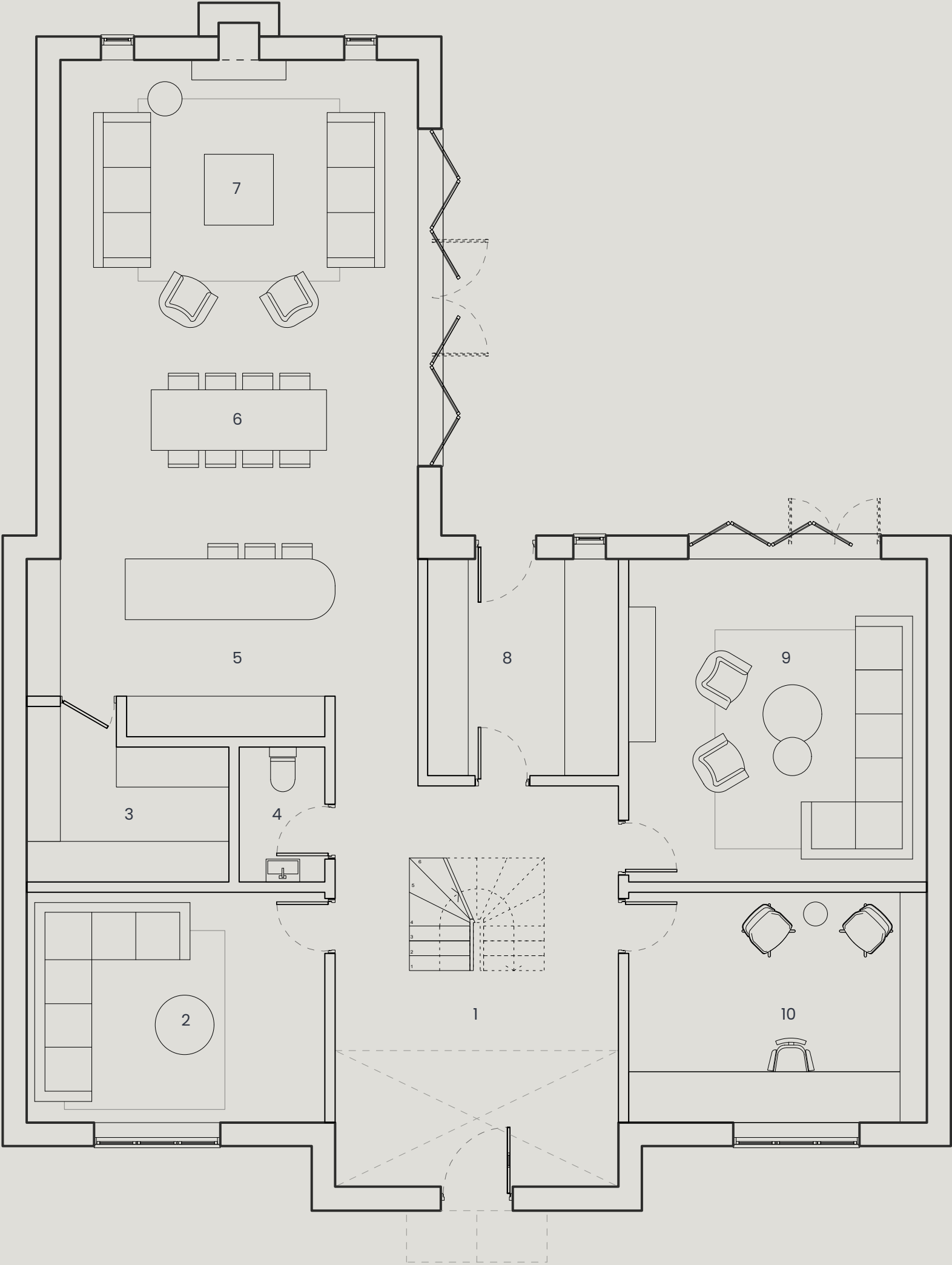




The Kitchen

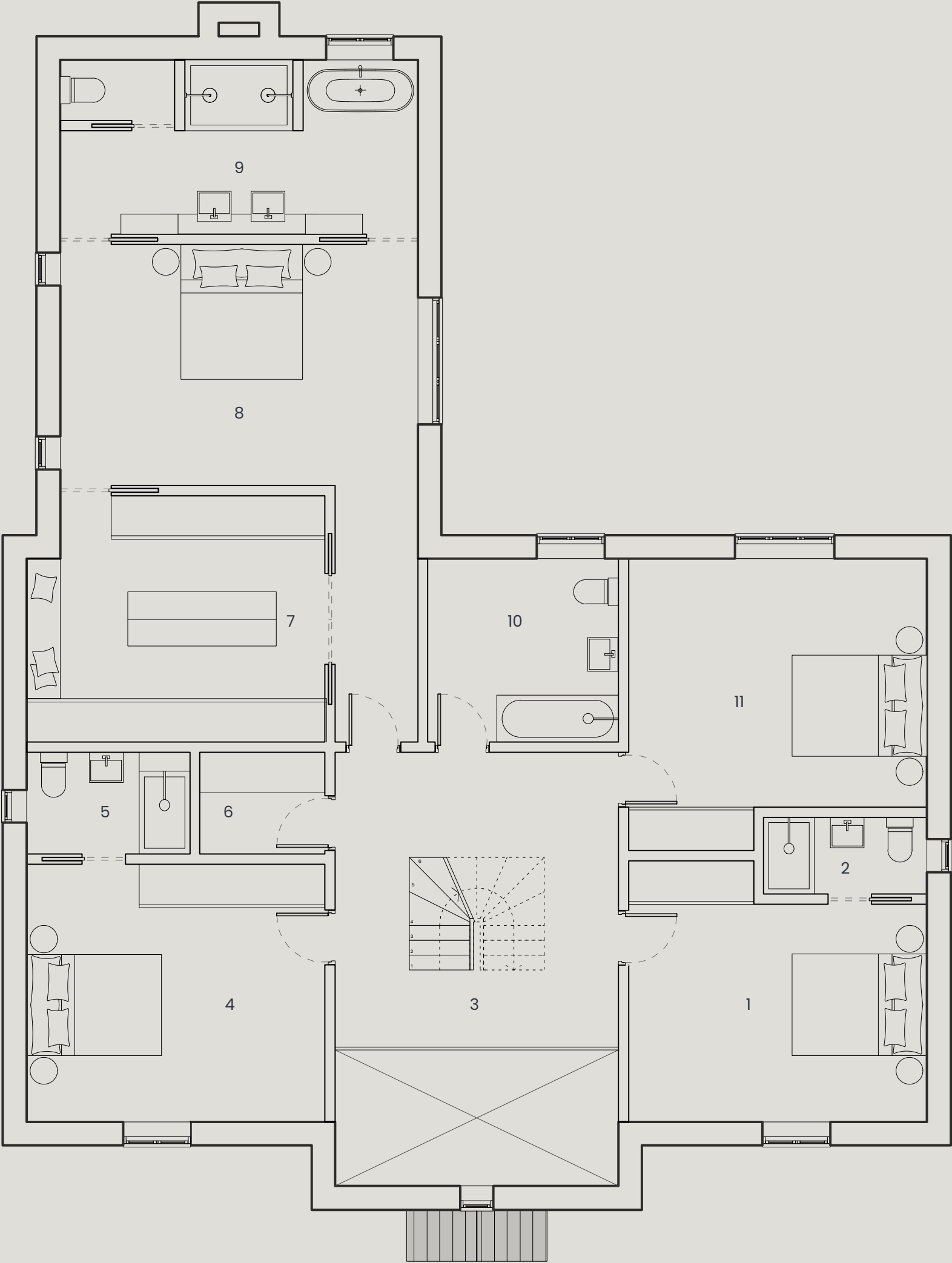


Hillside House



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

Hillside House



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





The Byre

A calm and contemporary rural dwelling, quietly positioned and shaped by privacy, greenery and natural light.

A calm and contemporary rural dwelling, quietly positioned and shaped by privacy, greenery and natural light.



Design Overview

2,411 sqft / 224 sqm

A contemporary rural home shaped by light, contrast and sequence.

Set quietly to the rear of the site, The Byre is composed as a series of simple, interlinked volumes — drawing on agricultural forms while introducing a more refined, modern language.

Inside, the home has been designed to reveal itself gradually. A more intimate entrance opens into a dramatic double-height stair hall, filled with light from above and creating a striking central space. Beyond, the plan opens into an expansive kitchen and dining area, where exposed

trusses and taller ceilings bring warmth and a relaxed farmhouse character.

Beyond, the lounge offers a deliberate contrast — lower in scale, more enclosed and intimate, designed as a place to retreat.

Glazing throughout frames views to the garden, reinforcing a connection to the landscape, while the upper level provides calm, private accommodation. The master suite is quietly positioned, pairing natural light with a restrained, considered finish.





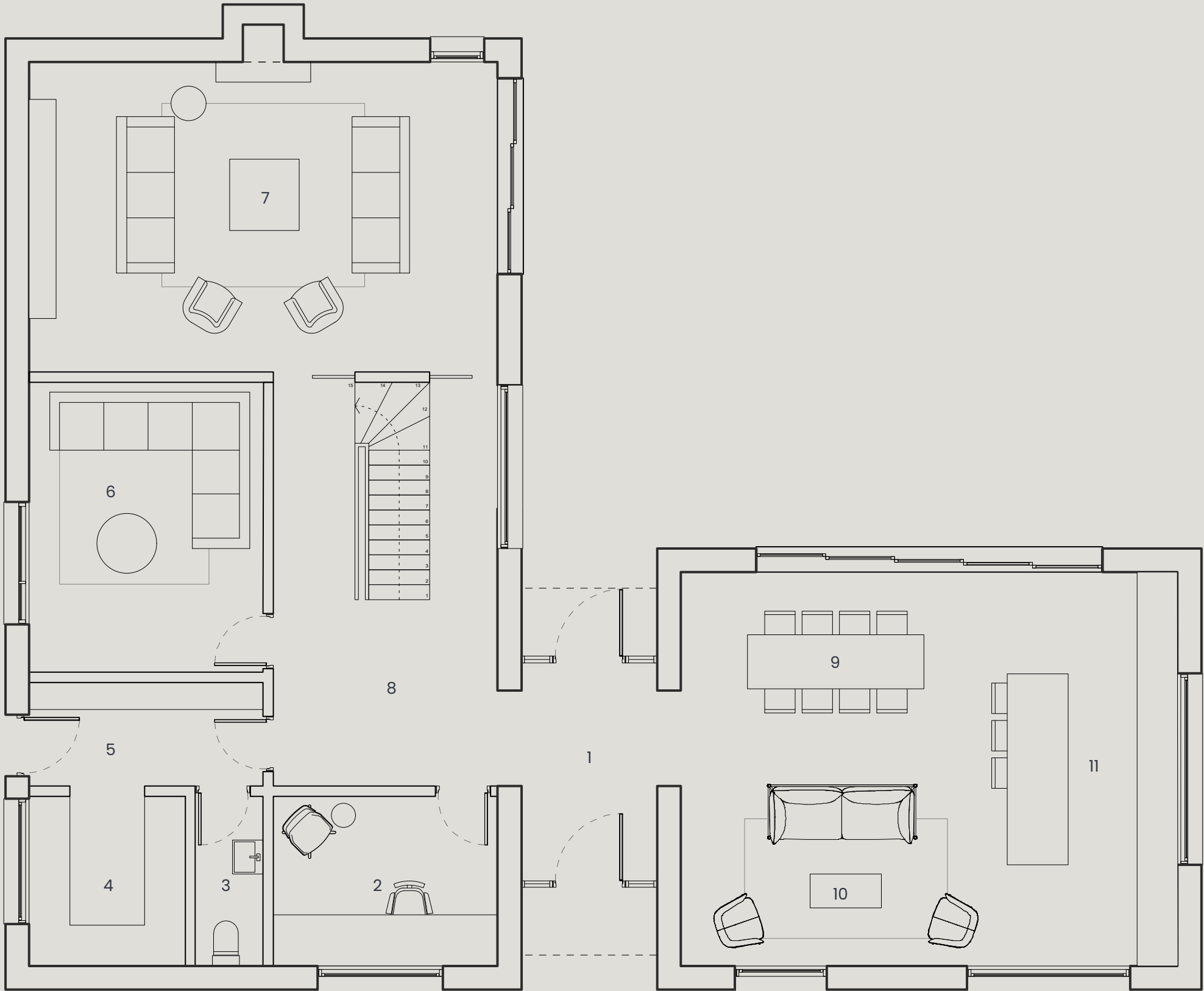
Family Room



The Kitchen



The Byre



Ground			
Ref	Room	Size (m)	Size (ft)
1	Entrance	2.0 x 3.2	6.6 x 10.5
2	Office	3.3 x 2.5	10.8 x 8.2
3	Cloakroom	1.0 x 2.5	3.2 x 8.2
4	Utility	2.3 x 2.5	7.5 x 8.2
5	Bootroom	3.5 x 1.5	11.5 x 4.9
6	Snug	3.5 x 4.3	11.5 x 14.1
7	Lounge	6.9 x 4.6	22.6 x 15.1
8	Hallway	3.3 x 6.0	10.8 x 19.7
9	Dining Area	3.9 x 2.9	12.8 x 9.5
10	Living Area	3.9 x 2.9	12.8 x 9.5
11	Kitchen	3.4 x 5.8	11.2 x 19.0



Primary Suite



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, Kinyard, 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 Kinyard.



