



MILL FARM HOUSE

BLACK BOURTON, OXFORDSHIRE



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A beautiful Grade II Listed Georgian farmhouse with outbuildings, forming part of an idyllic Grade II Listed farm development bounded by the Shill Brook. Gardens and paddocks amounting to approximately 2.75 acres.

ACCOMMODATION

Entrance Hall • Drawing Room • Dining Room • Vaulted Kitchen/Breakfast Room with Gallery
Cloakroom • Boot Room • Sitting Room • Secondary Kitchen/Utility

7 Bedrooms • 4 Bathrooms • Playroom/Study

Workshop • Garages • Garden Machinery/Tool Store • Garden Store • Timber Stables

Gardens and Paddocks



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Mill Farm House is a wonderful family home in a safe and secure rural location, situated a third of a mile from the road, and ideal for families. This stunning Georgian property offers extensive and flexible accommodation arranged over three floors. In addition to the accommodation in the main farmhouse, there is an integrated two bedroom Cottage presently used as part of the house, but suitable also as a separate, self-contained annexe.

The house is approached via a gravelled driveway that sweeps around the front lawn. The porch opens into an imposing, entrance hall with high ceilings, fireplace and flag stone floors. The large sash window, as well as offering a

lovely outlook to the front, creates a wonderful light filled room. The formal drawing room leads directly off the hall, again with a beautiful large sash window, open fireplace, huge oak doors which flank steps leading down to a secondary area and French doors that open on to a secluded terrace.

The elegant proportions continue in to the dining room which, as with the entrance hall and drawing room, faces south and is flooded with light.

A door into a large downstairs cloakroom leads off a small inner hall.

The wonderful family kitchen/breakfast room is to the rear of the house, with a high, vaulted ceiling, exposed beams, and a gallery at one end. The kitchen is both homely and functional with a four oven Aga, flagstone floor and double stable doors to the rear terrace and gardens beyond. There is a large stone table on the terrace which is ideal for alfresco dining.

A further door from the kitchen leads into a rear hall, from where there is access to the boot room, a second downstairs cloakroom, staircase to two further bedrooms and bathroom, and cosy sitting room with inglenook fireplace and woodburner.





Beyond the sitting room is a secondary kitchen used as a laundry room. These rooms form part of what could be used as a separate annexe, but which is currently part of the main house.



The main staircase leads from the entrance hall to the first floor, which comprises a delightful master bedroom with adjoining bathroom, two further double bedrooms a family bathroom and access to the gallery overlooking the kitchen – an ideal study area.

All the bedrooms on this floor have large sash windows and window seats which flood the rooms with light and provide a wonderful outlook over the front garden. Two of the rooms have Victorian fireplaces.

A further staircase leads to the second floor, which, has two double bedrooms, another bathroom, and spacious playroom, ideal for children of all ages

The main gardens to the rear of the house, backing onto fields, are particularly lovely with lawns bordered by Cotswold stone walls, hedging and well stocked beds with young and mature trees and an abundance of blossom in the

spring. The gravel terrace outside the kitchen is protected by a high stone wall and is bordered by deep flower beds full of roses, shrubs and herbs.

Gravelled paths lead from the boot room to the outbuildings and stables. The workshop and garages have light and power. A five-bar gate leads to the paddocks which are fenced with post and rail. One paddock is bordered by the Shill Brook which provides not only a watering hole for livestock, but also a very pretty outlook. The other paddock has the potential to be a tennis court, with the relevant permissions.

This is a charming family home, offering a safe, rural environment, with the benefit of some neighbours for security.

SITUATION

Burford 7 miles, Lechlade 7 miles, Witney 8 miles, Cirencester 26 miles, Oxford 20 miles. Cheltenham 31 miles. Swindon 18 miles (all distances approximate)

The ancient hamlet of Black Bourton is a short walk away via a public footpath across the fields, and boasts a beautiful Medieval Church, The Vines Public House, a public tennis court and a vibrant village community. Nearby, Bampton offers a local supermarket, post office and excellent butcher.

Black Bourton is situated on the edge of the Cotswolds within the triangle of Burford, Lechlade and Witney, all of which provide a range of everyday shopping facilities. A wider range of amenities are available in Oxford, Swindon and Cheltenham, all providing excellent shopping, cultural and recreational facilities. The area has an excellent choice of both private and state schools. Prep schools include St. Hugh's, Ferndale, Hatherop and Pinewood. Senior schools at Oxford as well as Marlborough and Cheltenham. State schools at Burford and Fairford.

A good choice of road links are available with A420 and A40 within easy reach and the A34 providing access to both the M4(J13) and M40(J9).

Excellent Intercity rail services from Oxford, Didcot and Swindon to Paddington and the new Oxford Parkway offers a direct line to Marylebone

AMENITIES

Cotswold Wildlife Park, Burford. Golf at Burford, Lyneham and Witney. Racing at Cheltenham, Newbury and Stratford-upon-Avon. Theatres at Chipping Norton, Oxford, Cheltenham and Stratford-upon-Avon. Water sports at Cotswold Water Park.

SERVICES: Mains water and electricity. Shared private drainage. Oil fired central heating. Telephone (subject to BT regulations). Fibre optic broadband available in Black Bourton. (No tests to the suitability of services have been carried out and intending purchasers should commission their own tests if required).

FIXTURES AND FITTINGS: Only those items mentioned in these particulars are included in the sale. All other fixtures and fittings including curtains, garden ornaments and statues are excluded. Some may be available by separate negotiation if required.

LOCAL AUTHORITY: West Oxfordshire District Council, Elmfield, New Yatt Road, Witney, Oxfordshire OX28 1PB. T 01993 861000 www.westoxon.gov.uk

POSTCODE: OX18 2PE

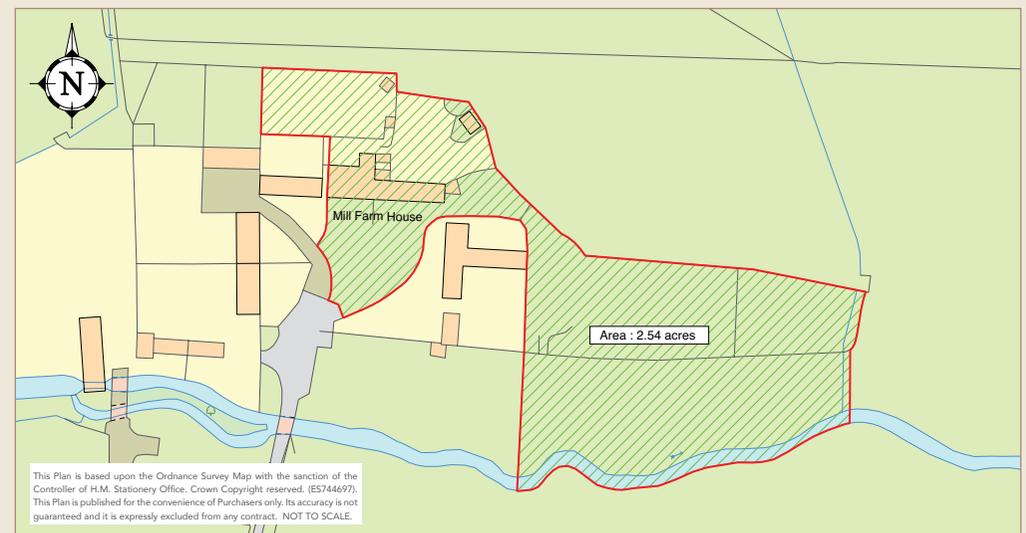
COUNCIL TAX: Band H

VIEWING

Please telephone Butler Sherborn, Burford Office T 01993 822325 or The London Office T 0207 839 0888. E angus@butlersherborn.co.uk

DIRECTIONS

From Burford take the A361 towards Lechlade. Proceed for approx. 2.5 miles and turn left signposted Kencot. Continue for approx. 2 miles to the crossroads. Turn left and at the T junction turn right into Alvescot. Proceed through the village and after about ½ mile, having passed the village sign for Black Bourton, turn left towards Bampton. Continue for approx. ½ mile and turn left into Mill Farm. Continue up the drive and over a small bridge. Mill Farm House drive is the second on the right.



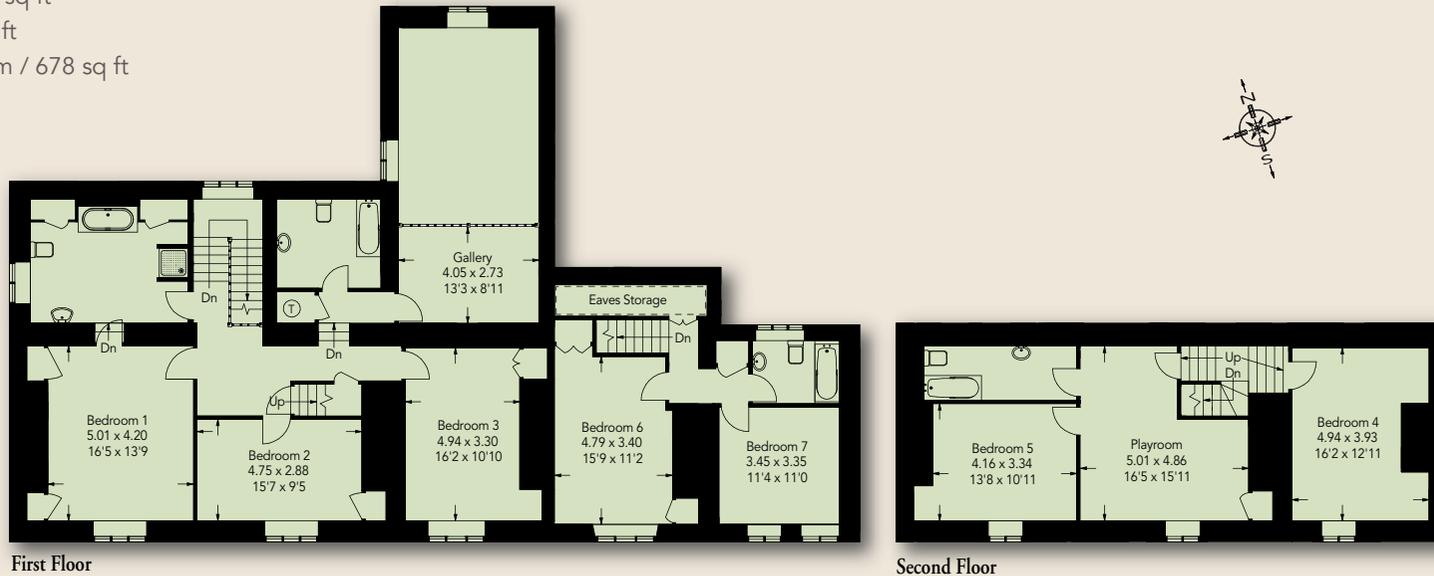
Approximate Gross Internal Area House 472 sq m / 5085 sq ft

Garden Store 11 sq m / 118 sq ft

Tool Store 19 sq m / 204 sq ft

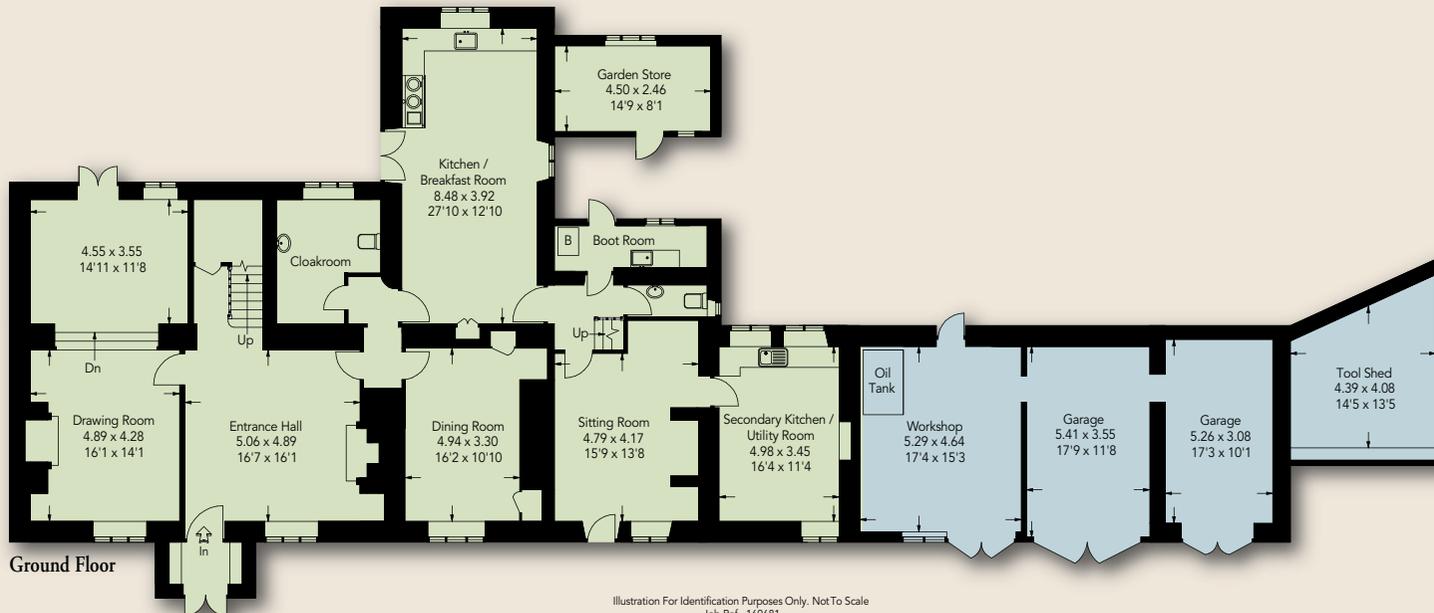
Workshop / Garages 63 sq m / 678 sq ft

Total 565 sq m / 6081 sq ft



First Floor

Second Floor



Ground Floor

Illustration For Identification Purposes Only. Not To Scale
Job Ref. 160681

DISCLAIMER

These particulars, including any plan, are a general guide only and do not form any part of any offer or contract. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise. Neither Butler Sherborn nor the seller accept responsibility for any error that these particulars may contain however caused. Neither the partners or any employees of Butler Sherborn have any authority to make any representation of warranty whatsoever in relation to this property. Bearings are approximate and you should not rely upon them without checking them first. Please discuss with us any aspects which are particularly important to you before travelling to view this property. Photographs taken 2011 & February 2016 and Particulars written: February 2016

