

# The Steam Mill

Mount Farm Barns, Churchill, Oxfordshire



# Beautifully presented 3-bedroom barn conversion providing contemporary living in sought after Cotswold village.

Chipping Norton 3 miles, Kingham (trains to London Paddington from 76 minutes) 1 mile, Stow on the Wold 5 miles, Banbury 13 miles, Oxford 20 miles, Cheltenham 28 miles (Distances and times approximate).



3



3



1

## Summary of accommodation

### Main House

**Ground Floor:** Open plan sitting room | Kitchen | Dining room | Bathroom

**First Floor:** Two Bedrooms | Two Bathrooms

**Second floor:** Bedroom | Bathroom

### Garden and Grounds

Car port | Parking | patio/terrace gardens



## Situation

Churchill is a sought after and attractive Cotswold village with a thriving community situated near the market town of Chipping Norton. Churchill is the birthplace of Rick Stein, chef and William Smith, British geologist. At the heart of the village is the highly rated Chequers public house which sits opposite the village green, a village hall, which has film nights most months, a cricket pitch and a Church.



In nearby Kingham, there is a village shop, along with a primary school and the Kingham Plough public house and the Wild Rabbit. The acclaimed Daylesford Organic Farm Shop and the Bamford Club is just beyond, and Soho farmhouse is a 20-minute drive.



State and private schooling in the area is outstanding, with schools in nearby Kingham and Bledington, Kitebrook near Moreton in Marsh, Tudor Hall and Bloxham School near Banbury, the Dragon School, Magdalen College School and a host of others in Oxford and Cheltenham.



The village is well situated for communications which are excellent with a fast and frequent service to London Paddington from Kingham Station from 76 minutes. The M5 motorway at Cheltenham and the M40 at Oxford provides access to the national motorway network.



## The Steam Mill

The Steam Mill forms part of Mount Farm Barn, a fine example of a mid 19th Century former steam milling barn, set within the Conservation Area of the village. The Cotswold stone barn would originally have been built to house a steam powered mill. Today the most impressive 43 ft high stone chimney, towers above the farm site clearly illustrating its former use. The Steam Mill occupies probably the most sought after property within Mount Farm Barn with its sunny south facing wrap around terraced garden.

Benefiting from recently replaced Accoya wood doors and windows throughout, the contemporary interiors include oak flooring to the open plan ground floor with a fully fitted kitchen including a Meile dishwasher, Fisher and Paykel fridge freezer, Rangemaster Nexus induction range and hidden away Meile dryer and washing machine. The sitting area has a lovely log burning stove with plenty of space for dining entertaining. The stable door leads out to the front terrace and a further glass door to the side terrace.

The bedroom accommodation is found on the first and second floor and includes a principal bedroom suite with walk in dressing room and ensuite bathroom with separate shower. Two further double bedrooms are accessed from the vaulted, bright stairwell, with both having en suite bath and shower rooms.



## Outside

The sunny south facing garden is a wonderful place for al fresco entertaining and is laid to terrace allowing for little upkeep. There is a car barn and parking also privately allocated to this property.

## Property Information

**Tenure:** Freehold

**Services:** Mains electric, water and drainage.  
Web base control of heating and hot water.  
Alarm system.

**Local Authority:** West Oxfordshire District Council  
01993 861000

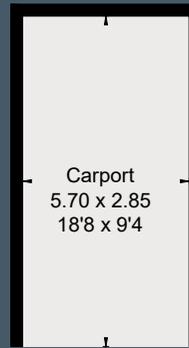
**Council Tax:** Band G

**Postcode:** OX7 6QS

**Viewings:** All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.

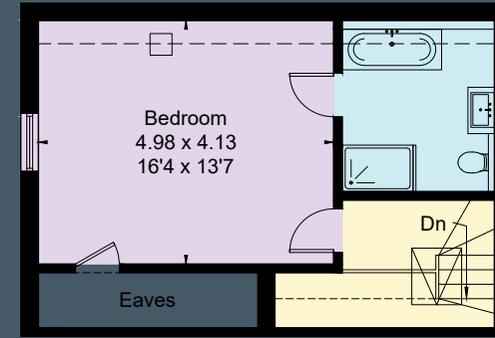
Approximate Gross Internal Floor Area  
161.1 sq.m / 1734 sq.ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

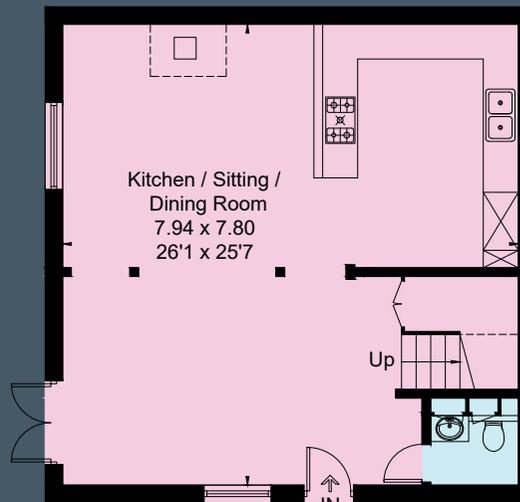


(Not Shown In Actual Location / Orientation)

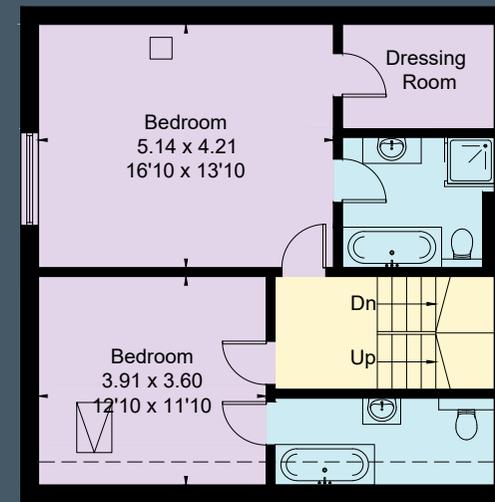
[---] = Reduced head height below 1.5m



Second Floor



Ground Floor



First Floor

Stow-on-the-Wold  
Brett House, Park Street  
Stow-on-the-Wold  
GL54 1AG  
knightfrank.co.uk

I would be delighted to tell you more

Helen Waddilove  
01451 600 617  
helen.waddilove@knightfrank.com



**Fixtures and fittings:** A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

**Important Notice:** 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated April 2025. Photographs and videos dated April 2025.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.