

# 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).



## 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

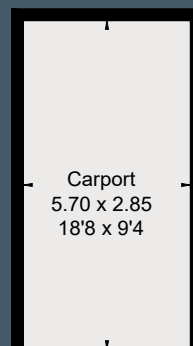
**Postcode:** OX7 6QS

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



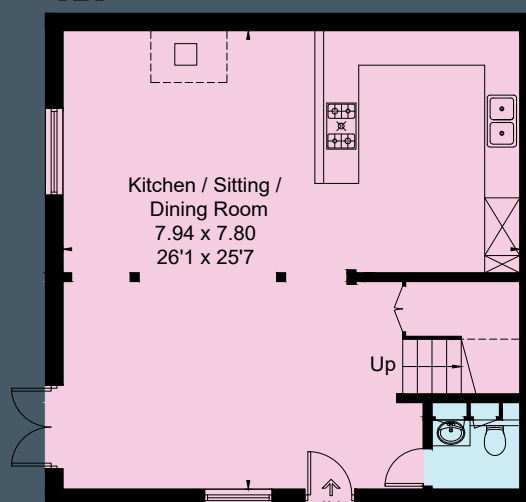
Approximate Gross Internal Floor Area  
161.1 sq.m / 1734 sq.ft

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.

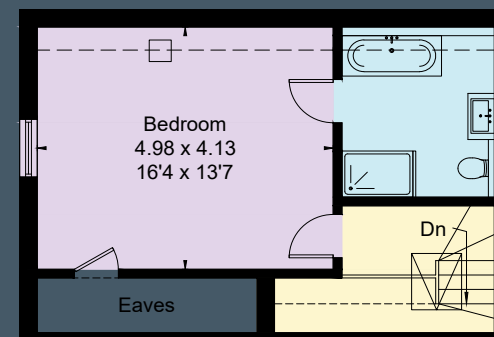


(Not Shown In Actual  
Location / Orientation)

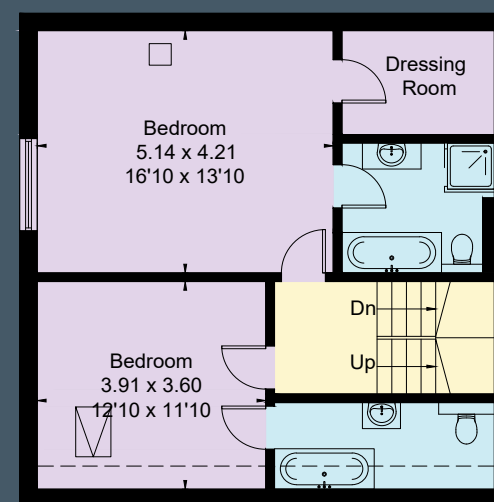
[ ] = Reduced head height below 1.5m



Ground Floor



Second Floor



First Floor



Stow-on-the-Wold  
Brett House, Park Street  
Stow-on-the-Wold  
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I would be delighted to tell you more

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**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.

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

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