

# BARN COTTAGE

SHILTON, OXFORDSHIRE





Burford 2.7 miles, Witney 8 miles, Cirencester 19 miles, Oxford 19 miles, Charlbury Mainline Station 11 miles (London, Paddington from 72 minutes) Oxford Parkway Station 17.5 miles (London Marylebone from 55 minutes) (all times & distances approximate)

An attractive detached Grade II Listed village house with delightful gardens and orchard paddock, offering potential to improve and upgrade throughout, situated in the desirable village of Shilton. Set in approximately 0.55 acres.

**Butler**   
**Sherborn**

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**Ground Floor:** Entrance hall • Sitting room  
Dining room • Study • Kitchen/Breakfast room • Utility  
room • Shower room

**First Floor:** Three double bedrooms • Family bathroom

**Second Floor:** Attic Bedroom

**Outside:** Driveway • Garage and store • Rear garden  
with orchard beyond

## DESCRIPTION

Barn Cottage is charming village property originally dating back to the late 1600's and was once four separate cottages, one of which was the village post office and today used as a study. The property enjoys generous rooms and many original features such as stone mullion windows, inglenook fireplaces, exposed beams and has been a much loved home for many years. An incredibly special village house with good potential to create a comfortable family home or investment in this incredibly sought after village location.

## OUTSIDE

To the side there is driveway parking and garage, to the rear a pretty cottage garden bursting with many shrubs, flowers and an array of snowdrops in the winter months. Further paths lead to a stone outbuilding, potting shed and the orchard paddock to the rear with mature fruit trees and beautiful views down to the village.

## SITUATION & AMENITIES

Shilton is an easily accessible and highly sought-after Cotswold village of great charm, just 2.8 miles south of the beautiful ancient market town of Burford, with its range of shops, restaurants and other facilities catering for most needs.







Primary schooling is available in the nearby villages and access to London is via the A40 and M40, with trains to Paddington from the mainline station at Charlbury, and to Marylebone from Oxford Parkway.



#### School

Burford Primary and Secondary Schools – 2.9 miles



#### Pubs

Rose & Crown within walking distance  
The Swan 3.1 miles



#### Train

Charlbury 12.2 miles

### SERVICES

Mains water and electricity. Private drainage. Broadband. (No tests to the suitability of services have been carried out and intending purchasers should commission their own tests if required).

### FIXTURES & FITTINGS

Only those items mentioned in these particulars are included in the sale. Some additional items may be available by separate negotiation.

### WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasieasements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

### TENURE

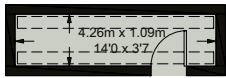
Freehold

### LOCAL AUTHORITY

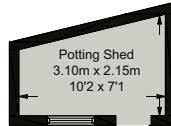
West Oxfordshire District Council  
Church Green  
Witne  
Oxfordshire  
T 01993 861000  
W [westoxon.gov.uk](http://westoxon.gov.uk)

**COUNCIL TAX** Band G

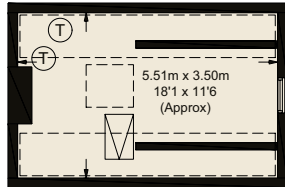




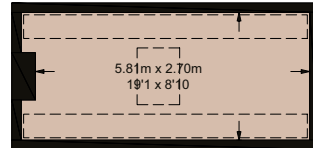
**Outbuilding**  
(Not Shown In Actual Location / Orientation)



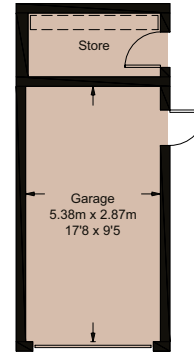
(Not Shown In Actual Location / Orientation)



**Loft Space - Over Utility**  
(Not Shown In Actual Location / Orientation)

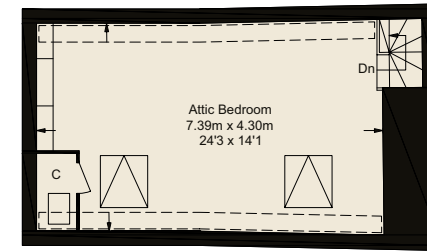


**Garage - Loft Space**  
(Not Shown In Actual Location / Orientation)

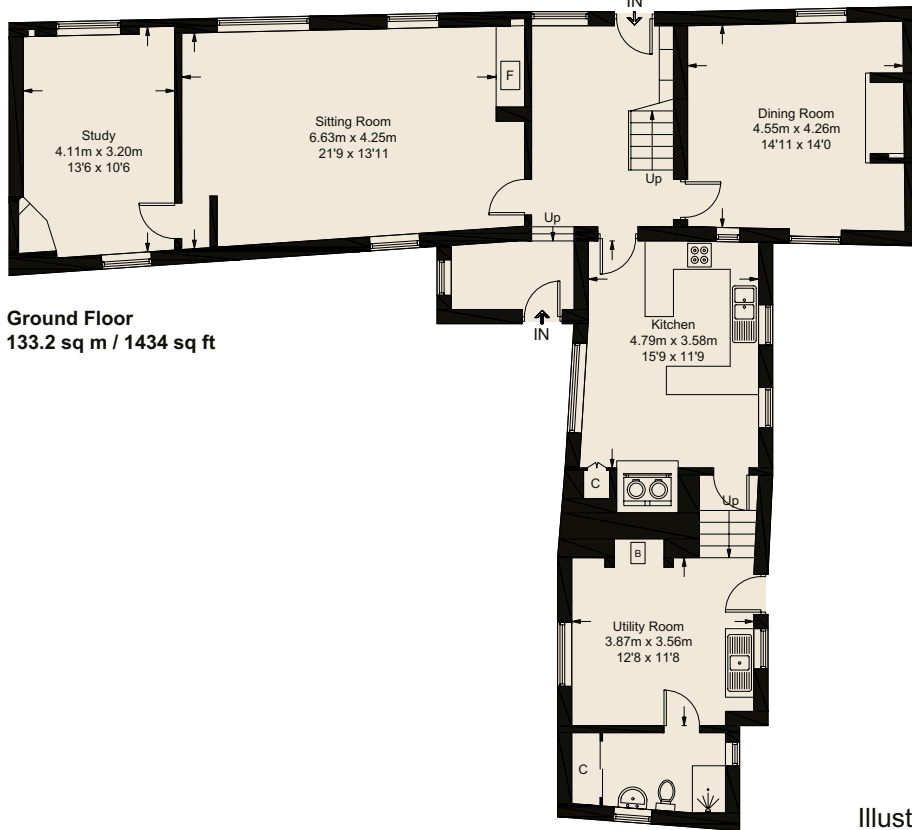


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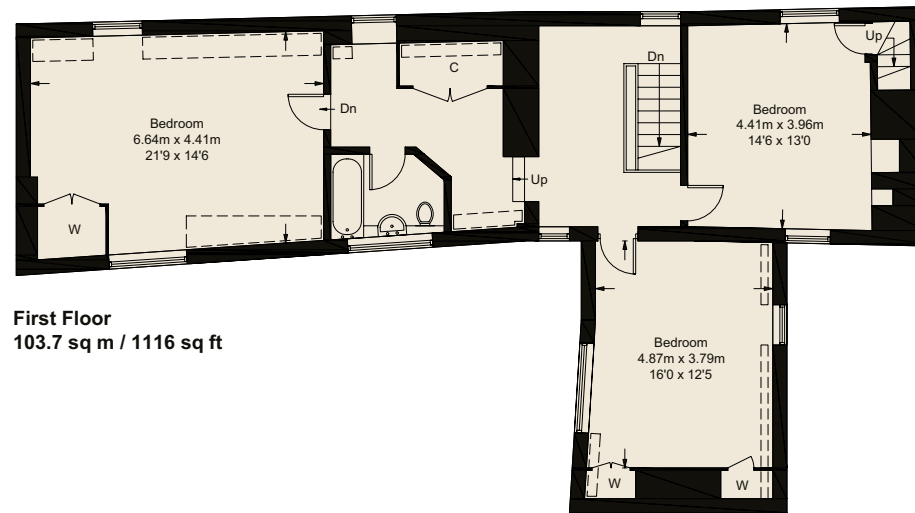
= Reduced headroom below 1.5m / 5'0"



**Second Floor**  
36.5 sq m / 393 sq ft



**Ground Floor**  
133.2 sq m / 1434 sq ft



**First Floor**  
103.7 sq m / 1116 sq ft

Approximate Gross Internal Area = 273.4 sq m / 2943 sq ft  
 Outbuildings = 65.7 sq m / 707 sq ft  
 (Including Garage)  
 Total = 339.1 sq m / 3650 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1094228)



## VIEWINGS

Please telephone Katy at Butler Sherborn, Burford Office T 01993 822325 or The London Office T 0207 839 0888. E [katy@butlersherborn.co.uk](mailto:katy@butlersherborn.co.uk)

## DIRECTIONS (Postcode OX18 4AB)

From Burford roundabout take the A40 towards Oxford and then take the first right onto the B4020. Follow this road for approximately one and a half miles, taking the first turning to the right (which is in a dip). Follow this lane towards the centre of the village of Shilton. Barn Cottage will be found on the right-hand side.

**what3words:** ///pasting.reserving.slightly



**Butler  
Sherborn**

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