

HORSESHOE HOUSE

FILKINS, OXFORDSHIRE



An attractive attached Grade II Listed house with detached garage and private garden, situated in a sought-after Cotswold village

Lower Ground Floor: Cinema room

Ground Floor: Entrance hall • Sitting room • Snug
Kitchen • Garden room • Utility/Cloakroom

First Floor: Principal bedroom with second floor ensuite • Two further double bedrooms
Family bathroom

Second Floor: Study/bedroom

Outside: Garage/Workshop • Driveway
Rear garden • Potting shed

Butler 
Sherborn

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DESCRIPTION

Horseshoe House is a beautifully presented Georgian-style property, rich in history and charm. This distinguished residence occupies a prominent position in the heart of the desirable village of Filkins. Since 2006, the current owners have meticulously updated the home, blending modern comfort with period character to create a warm and inviting living space.

The property benefits from a private patio terrace, a lawned garden, and a dedicated BBQ area, all surrounded by well-stocked borders that enhance its charm. Additional features include driveway parking, a detached garage with workshop, offering both practicality and versatility. Ideal as a family home or a peaceful village retreat, Horseshoe House seamlessly combines character with modern convenience.

SERVICES

Mains water, drainage, gas and electricity. Broadband connected and Gigaclear available in the village. 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 quasi-easements 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, Witney, Oxfordshire.

T 01993 861000 W westoxon.gov.uk

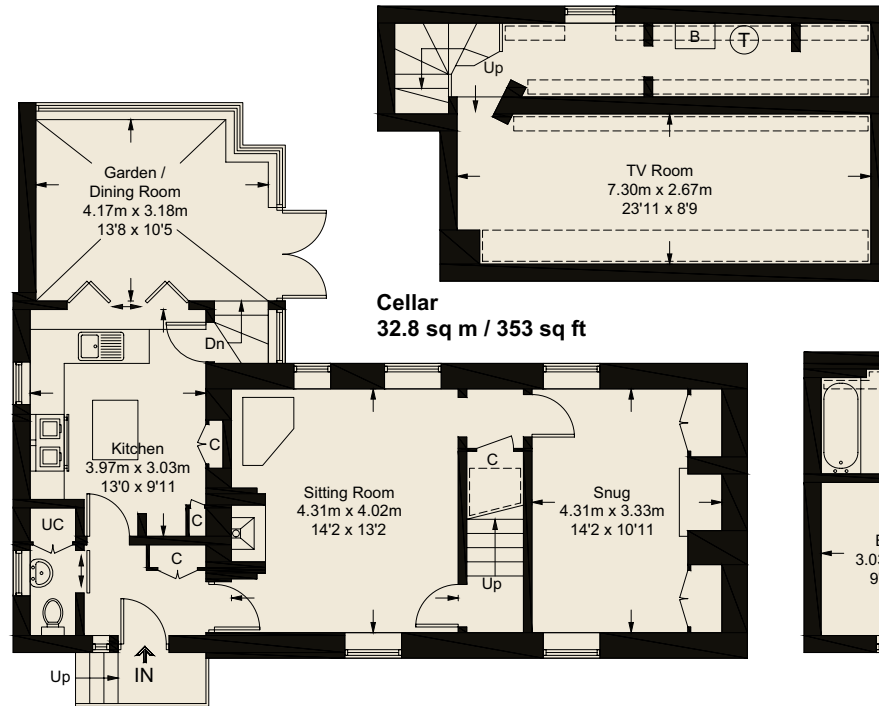
COUNCIL TAX: Band E

VIEWINGS

Please telephone Katy at Butler Sherborn, Burford Office
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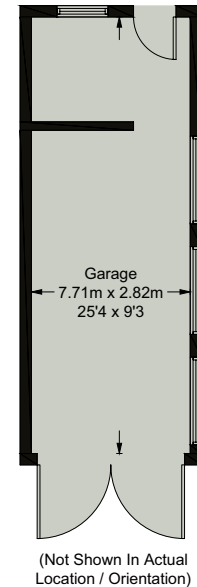
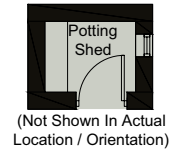
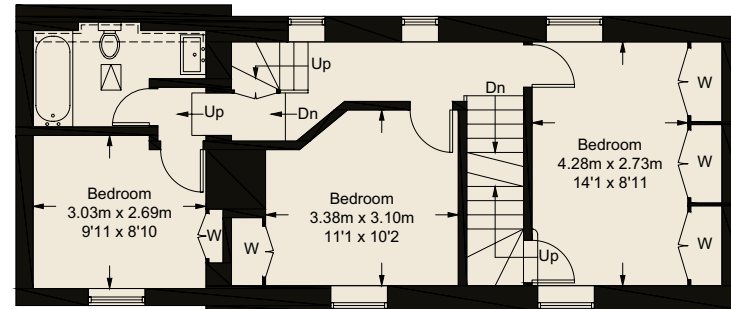
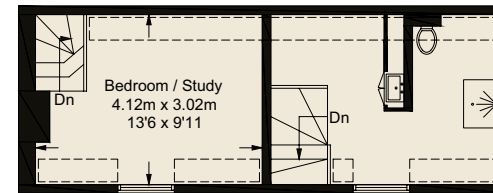


Horseshoe House, Filkins, GL7 3HU



Cellar
32.8 sq m / 353 sq ft

= Reduced headroom below 1.5m / 5'0



Approximate Gross Internal Area = 149.8 sq m / 1613 sq ft

Cellar = 32.8 sq m / 353 sq ft

Outbuildings = 23.7 sq m / 255 sq ft

Total = 206.3 sq m / 2221 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1169942)

DIRECTIONS (GL7 3HU)

From Burford traveling south on the A361 take the left turning onto the B4477. Take the first left driving past the Five Alls pub on the left hand side. Horseshoe House can be found on the right hand side, opposite the telephone box.

what3words: ///acrobat.promoted.snippets



Pubs

The Five Alls, Filkins 0.2 miles
The Bell, Langford 1.3 miles
The Swan, Southrop 2.6 miles



Members Clubs

Thyme, Southrop 3.6 miles
Soho Farmhouse, Great Tew 22.8 miles
Estelle Manor, North Leigh 18.4 miles



Schools

Cokethorpe School, Witney 14.2 miles
Hatherop Castle School, Hatherop 6.8 miles
Burford School, Burford 5.4 miles



Train stations

Charlbury Station 14.6 miles
Swindon 14.3 miles

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

