

FREELAND HOUSE

WESTWELL, BURFORD, OXFORDSHIRE





Freeland House

Westwell, Burford, Oxfordshire

A handsome Grade II Listed house with separate cottage, tennis court and approximately 8.44 acres situated in the beautiful village of Westwell

For Sale Freehold

FREELAND HOUSE

Lower Ground Floor: Cellar

Ground Floor: Reception hall • Kitchen / Dining room • Drawing room • Sitting room • Cloakroom • Boot room • Utility / Boiler Room

First Floor: Principal bedroom with dressing area • Three further bedrooms • Family bathroom

Second Floor: Bedroom • Dressing room • Two bathrooms

ALEXANDER COTTAGE ACCOMMODATION

Ground Floor: Drawing room • Two bedrooms • Adjoining shower room and family bathroom • Utility • Boot Room

First Floor: Open plan Kitchen / Dining room • Utility • Boot room • Study / occasional bedroom • Second mezzanine library

Outside: Private gravel driveway • Front and side gardens • Rear garden • Paddocks
Tennis court • Agricultural barn with stabling • In all approximately 8.44 acres.

The London Office

40 St James's Place,
London, SW1A 1NS

T 0207 839 0888
E enquiries@tlo.co.uk

www.tlo.co.uk



Cirencester Office

43/45 Castle Street, Cirencester
Gloucestershire, GL7 1QD

T: 01285 883740
E: katy@butlersherborn.co.uk

www.butlersherborn.co.uk





DESCRIPTION

Dating from the early 18th century, and remodelled in the mid-19th century, Freeland House is an imposing Grade II Listed village house approached through stone pillars and a sweeping gravel driveway. Situated discretely behind the picturesque village green and pond it overlooks its own gardens and fields to the rear. In addition to the main house, Alexander's Cottage is a spacious cottage with two double bedrooms and excellent living accommodation arranged over two floors.

Freeland House now offers buyers an opportunity to update the interiors to their own specification and create a superb property suited to both family living and more formal entertaining.

Offered with approximately 8 acres of paddocks, a barn housing two stables, tack room and further storage, as well as a tennis court, Freeland House is an ideal Cotswold residence, set in an idyllic location.

SITUATION & AMENITIES

Located approximately 2 miles from the market town of Burford, which provides a good range of everyday shopping facilities. Wider amenities are available in nearby Witney and Cirencester, together with the commercial centre of Oxford, Swindon and Cheltenham.

SERVICES

Private water, mains electricity, oil fired central heating. Telephone (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, Witney, Oxfordshire.

T 01993 861000 | W westoxon.gov.uk

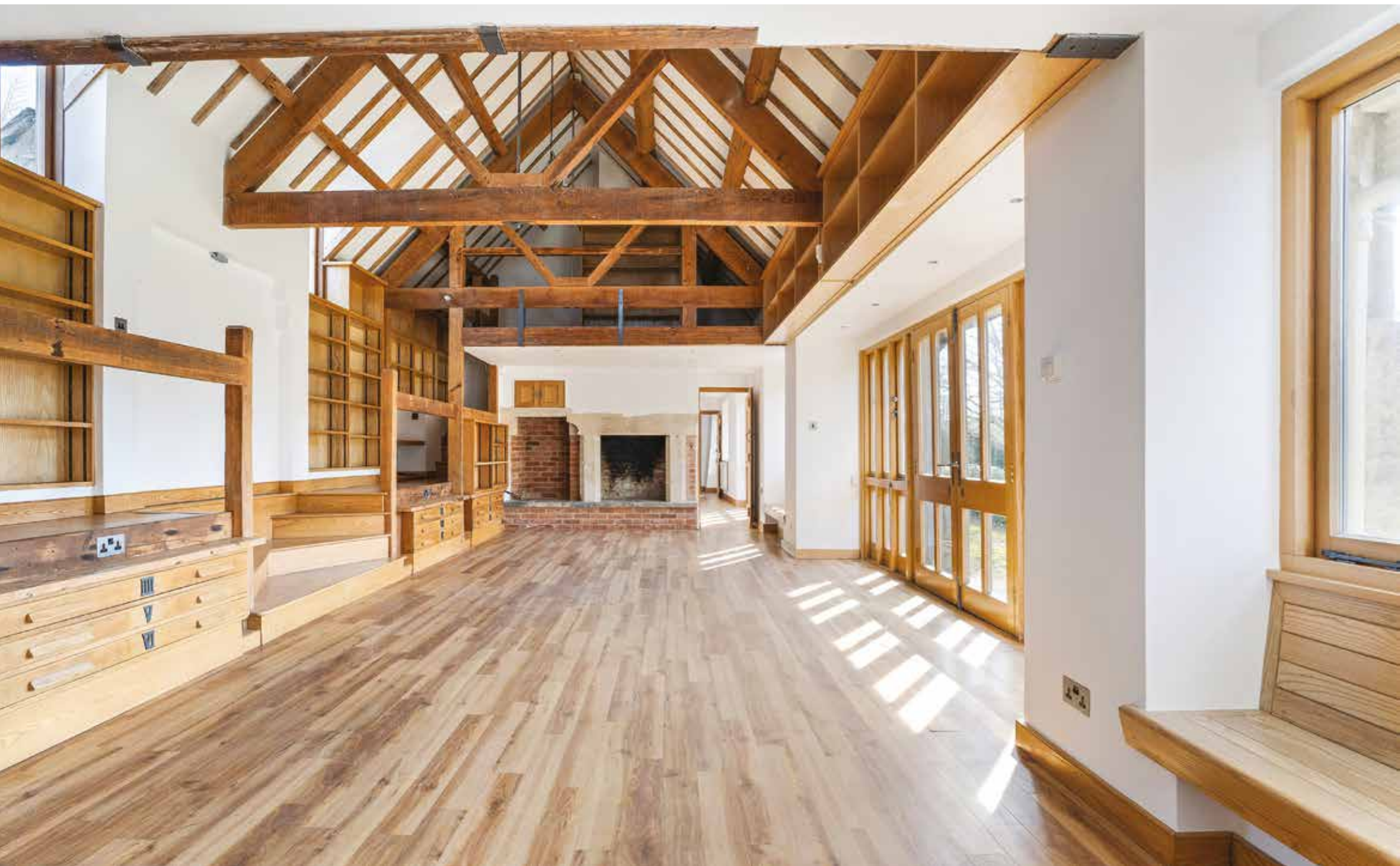
COUNCIL TAX: Band H

VIEWINGS

Please telephone Katy at Butler Sherborn, Burford Office T 01993 822325 or Sam Butler T 01285 883740

The London Office T 0207 839 0888.
E katy@butlersherborn.co.uk or
E sam@butlersherborn.co.uk





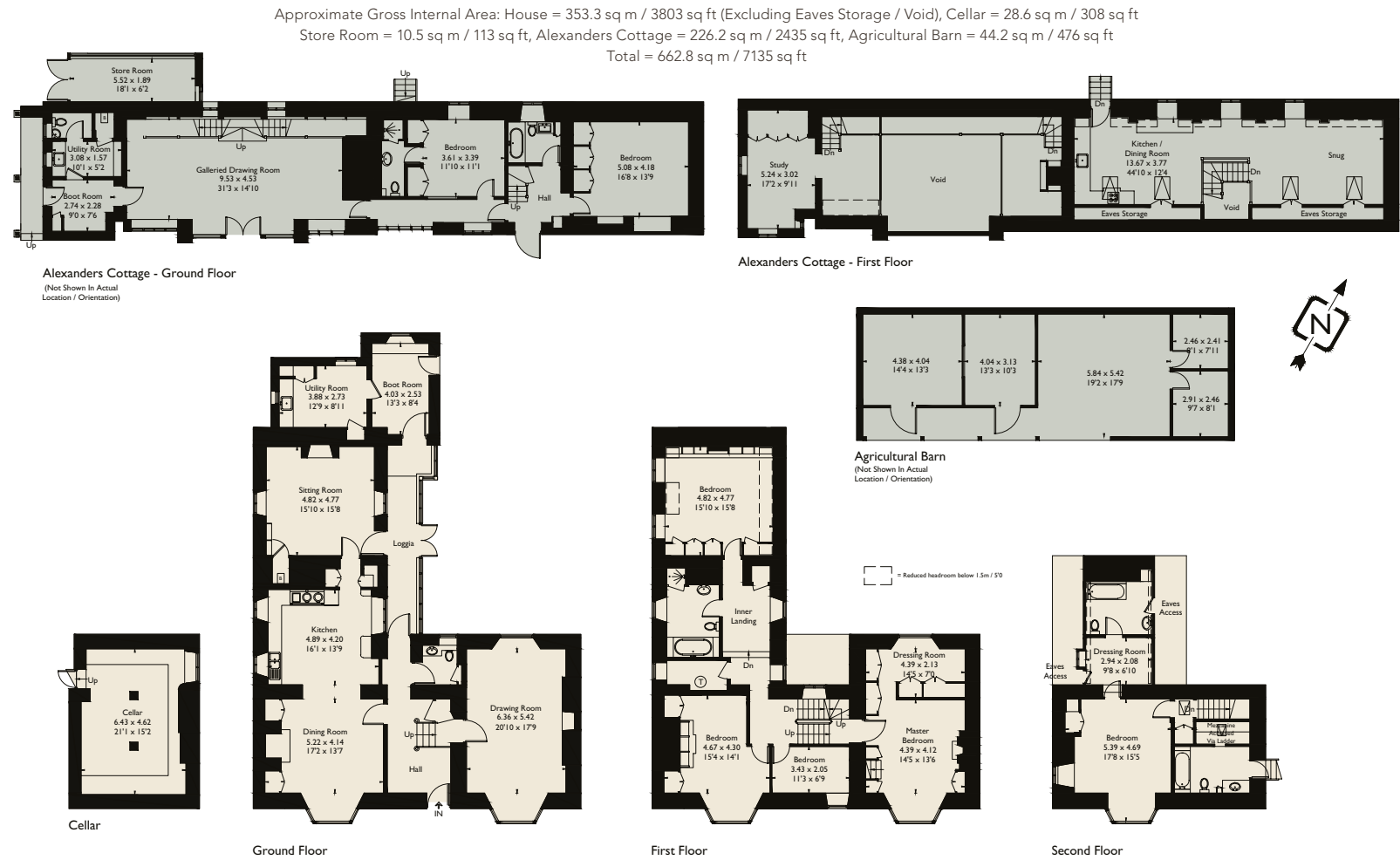
DIRECTIONS (OX18 4JT)

From Burford roundabout on the A40 head towards Cheltenham passing Burford school on the left hand side. Turn left signposted to Westwell. Continue along this lane and at the T-junction turn right into Westwell village. Turn right before the village green and the war memorial and Freelands House will be found directly ahead.

what3words: ///destined.overjoyed.nicer

- Pubs**
 - The Lamb Inn 2.2 miles
 - The Rose & Crown 3.4 miles
 - Thyme Southrop 6.5 miles
 - Double Red Duke 7.1 miles
- Schools**
 - Burford Primary & Secondary School 2 miles
 - Hatherop Castle 5.5 miles
 - Cokethorpe School 11.2 miles
 - St Hughes School 13.1 miles
- Train station**
 - Charlbury 12 miles
- Members Clubs**
 - Estelle Manor 15.5 miles
 - Daylesford Organic 19 miles
 - Soho Farmhouse 21 miles





Disclaimer 1. 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. 2. Neither Butler Sherborn LLP, nor the seller, accepts responsibility for any error that these particulars may contain however caused. Neither the partners, nor any employees of Butler Sherborn LLP have any authority to make any representation or warranty whatsoever in relation to this property. 3. Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first. 4. Please discuss with us any aspects which Regulations potential purchasers will be required to provide proof of identification documents no later than where a purchaser's offer is informally accepted by the seller. 6. Butler Sherborn LLP uses the title partner for a member who is an equity partner, fixed share partner or senior employee. Photographs taken: March 2025. Particulars written: March 2025. Brochure by wordperfectprint.com



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