



Shillbrook Manor
Bampton Road | Black Bourton | Bampton | Oxfordshire | OX18 2PD

FINE & COUNTRY

SHILLBROOK MANOR



An enchanting south-facing Victorian manor of historical significance, set in circa two acres of landscaped gardens, with a guest cottage enjoying stream views.



ACCOMMODATION

Step into timeless elegance at Shillbrook Manor, an exceptional Grade II Listed Victorian/Gothic residence set within beautifully manicured gardens and grounds, nestled in the idyllic Oxfordshire hamlet of Black Bourton. With its commanding Cotswold stone façade, intricate architectural details, and sweeping open views over adjoining stream, meadows, and rolling fields, this is a country home that blends heritage, comfort, and prestige.

- Grade II Listed Victorian manor
- Separate guest cottage/annexe
- Circa 2 acres of landscaped gardens, paddock and small wood
- Extensive driveway with turning circle
- Formal garden with sculpted topiary and ornamental details
- Peaceful rural setting with stream frontage
- Period features throughout; fireplaces, gothic windows, high ceilings
- Multiple reception rooms with a south-facing garden room
- Excellent potential for family living and entertaining
- Car barn, EV charger and parking for 8 cars

Ground Floor

Drawing Room - This delightful double-aspect drawing room combines light, space, and character in perfect harmony. A generous shuttered bay-window and classic proportions create an elegant setting, while refined period details, including patterned walls and a feature fireplace, add timeless appeal. The atmosphere is both welcoming and sophisticated, making it an ideal space for entertaining guests or enjoying peaceful everyday living.

Dining Room - The elegant dining room exudes period charm, with rich red damask walls and ornate wall sconces creating a warm and inviting atmosphere. The shuttered windows allow for privacy and soft natural light. This is a truly distinguished setting for both formal dining and intimate gatherings.

Garden Room/Conservatory - This charming room is bathed in natural light, with generous sash windows on three sides that frame the views of the surrounding gardens, and twin arched French doors provide an elegant focal point opening directly to the outdoor space, ideal for morning coffee or quiet reflection.

Kitchen/Breakfast Room - A delightful kitchen/breakfast room which is the true heart of the home. The space is beautifully appointed with bespoke cabinetry, granite worksurfaces, and a striking red Range cooker set within a traditional inglenook-style surround, with terracotta tiled flooring which adds a rustic, timeless appeal. At the far end is an elegant dining area which is bathed in natural light from tall arched windows overlooking the garden.

Library/Study/Single Bedroom - A charming, characterful study with floor-to-ceiling bookshelves and a large window overlooking the garden. This room could also be a single bedroom if required.









SELLER INSIGHT

“ When we first set eyes on Shillbrook Manor we knew it would be our family home for many years – in fact those years turned into well over three decades. We were attracted by its Victorian style – high ceilings, ornate stonework and solid construction, which is why we designed and grew a garden that took inspiration from the Gothic architecture. This became a home that witnessed the birth of our two daughters, their childhood adventures – dogs, ducks and chickens, the paddock for looking after ponies, camping in the wood – their teenage years – school exams, their passions, trips away, and their adult years – both getting married in our special church followed by marquee celebrations on the lawn for 120 guests – and the christening of our first grandchild.

Accommodating different stages in our lives, the rooms work well together. We enjoy the separate dining room leading off the kitchen/breakfast room for special entertaining. The drawing room is our sanctuary in winter and evenings – with its open fire, it's the perfect setting for an ornate Christmas. The garden room is a favourite room in the summer. The bedrooms are a great size, especially where children are concerned.

Internally, since we have been here, the downstairs rooms have been stripped back to the stonework to enable the latest damp proofing, the original shutters renovated, and the garden room rebuilt in seasoned hardwood. Externally we have built a garage barn, recently renewed the paddock fencing and significantly upgraded the 'cottage' to be an annexe for a relative – which later became a successful holiday lets business.

The most impactful and rewarding development externally is the gardens, which we designed and continually refine in a series of linked exterior rooms. They consist of the south-facing parterre, the potager for fruit, vegetables and cut flowers, the woodland garden with huge displays of snowdrops, crocuses and narcissi, the formal lawn with gothic-shaped topiary containing standard roses and peonies, the main lawn – the perfect space for a full-size game of croquet – the chicken and duck enclosure and finally the small wood, underplanted with snowdrops, narcissi, hellebores, bluebells and wild garlic – all framed by the ancient perry pear trees and bordered by the Shill Brook stream.

Our village is small (260 inhabitants). It's not a village that will attract any new builds. There is no infilling. For example, the field the other side of our stream is a protected medieval open field system – the ridge and furrow strips are clearly visible. We have a pub and the Grade 1-listed church acts also as our community hub – used for a gardening club, film club and coffee mornings as well as concerts and events. The play park has a range of equipment, including a tennis court, and hosts the annual fete that attracts many from surrounding villages. The village website (<https://blackbourton.org.uk/>) provides a good feel for the strength of community life.

Within less than a 40-minute radius there are all the major supermarkets, market towns, leisure centres, cinema, rail links and some of the best private schools in the country. In the neighbouring village are the highly rated Mason's Arms and Double Red Duke and, a bit beyond, Jeremy Clarkson's The Farmer's Dog. It's the perfect Cotswold location.*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





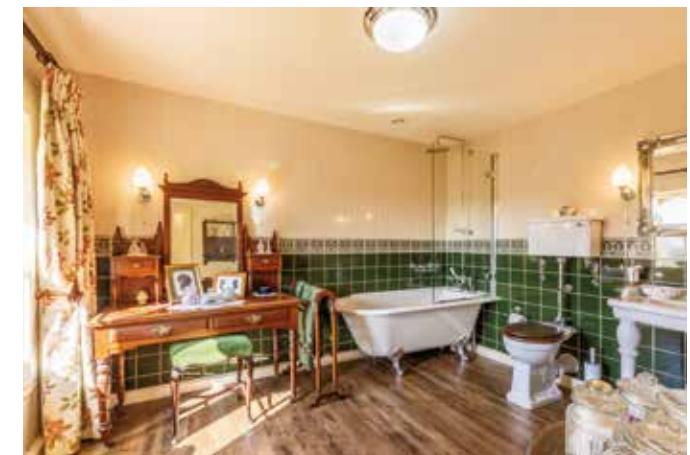




First Floor

Principal Bedroom Suite - An exceptionally spacious and light-filled room enjoying far-reaching views over the front gardens and parterre through a set of Gothic windows. Tastefully decorated with classic detailing that leads onto an indulgent, charming en-suite bathroom featuring a classic clawfoot tub with overhead shower, elegant pedestal sink, high-level cistern toilet, rich green tiles and wood-effect flooring.

Additional Bedrooms - There are four additional bedrooms (3 doubles), each thoughtfully designed with its own unique character and charm, all benefiting from delightful views across the gardens. Complementing these rooms are two further bathrooms: a well-appointed family bathroom with a bath and overhead shower, and a stylish shower room en-suite.







STEP OUTSIDE

Garden Cottage

- Self-contained with its own entrance
- Potted terrace and gravel courtyard
- Potential for a studio, home office, or annexe





Gardens: Set within approximately 2 acres, the property boasts enchanting, landscaped gardens that beautifully complement its period character. Formal hedging and ornamental topiary create a striking structure at the front, leading through to sweeping lawns and mature trees that provide shade and seasonal colour. A charming stream edged with daffodils and wildflowers meanders along the boundary, adding both tranquillity and natural beauty. Throughout the grounds, thoughtfully designed planting areas, blossoming trees, and secluded corners invite exploration and relaxation. Together, these gardens, paddock and wood offer an idyllic blend of elegance and country charm - a perfect setting for both quiet enjoyment and outdoor entertaining.







LOCATION

Black Bourton is an idyllic Oxfordshire village, perfectly positioned just eight miles southwest of Witney. Steeped in history and character, its focal point is the beautiful 12th-century Norman church, which today remains at the heart of village life. More than simply a place of worship, it provides a vibrant setting for community events, from film and gardening clubs to coffee mornings and intimate concerts.

Adding to the village's appeal, residents enjoy the welcoming atmosphere of The Vines public house, a recreational park with tennis court, and a village hall shared with the neighbouring community of Alvescot. Together, these amenities foster a wonderful sense of connection and charm.

For everyday conveniences, the bustling village of Bampton is less than five minutes away, offering a variety of independent shops, services, and a medical practice, ensuring that essentials are always close to hand.

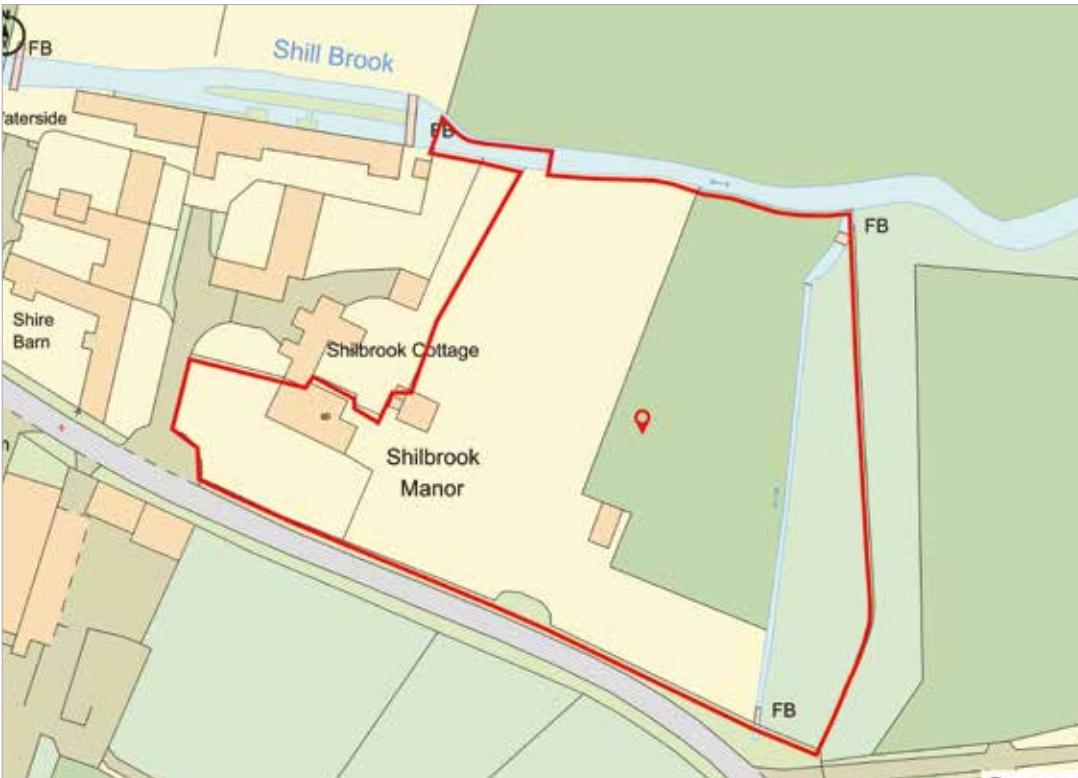
Families are particularly well-served, with an excellent choice of schools nearby. Highly-regarded primary options can be found in Alvescot, Bampton, and Clanfield, while secondary education is available at Burford School and the prestigious Cokethorpe School near Witney. Independent schools such as Hatherop Castle and St Hugh's, towards Faringdon, further enhance the options available.

With its rich heritage, welcoming community, and enviable location, Black Bourton offers the perfect blend of countryside tranquillity and modern convenience.





INFORMATION



Services, Utilities & Property Information

Tenure - Freehold

Council Tax Bands - Main House F & Garden Cottage A - West Oxfordshire District Council

Property Construction - Standard - stone and tile

Electricity Supply - Mains

Water Supply - Mains

Drainage & Sewerage - Sewerage treatment plant which is shared with 8 houses and situated on the property. There is a maintenance charge of £70 per month per property. Neighbouring properties have right of access to check the plant. Please speak with the agent for further information.

Heating - Oil central heating - there will be maintenance costs involved so please speak with the agent for further information.

Broadband - Ultrafast FTTP Broadband connection available - we advise you to check with your provider.

Mobile signal/coverage - Some 4G and 5G mobile signal is available in the area - we advise you to check with your provider.

Parking - Car barn, EV charger and parking for 8 cars.

Special Notes - Grade II Listed.

The property is split over two title numbers.

There are restrictive covenants on the property - please speak with the agent for further information.

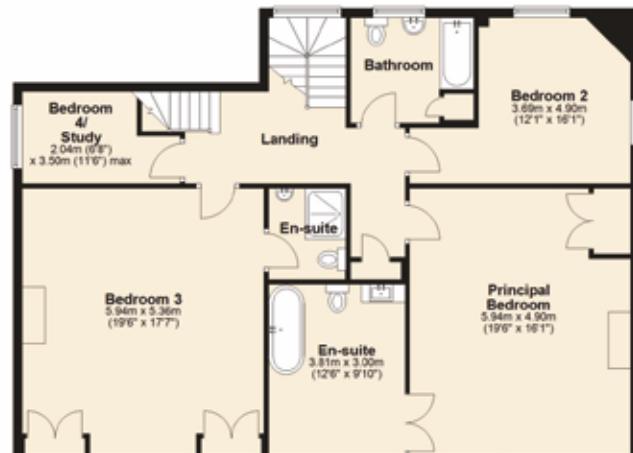
Viewing Arrangements

Strictly via the vendors sole agent Kathryn Anderson at Fine & Country on 07979 648 748 or 01608 619 919 - kathryn.anderson@fineandcountry.com.

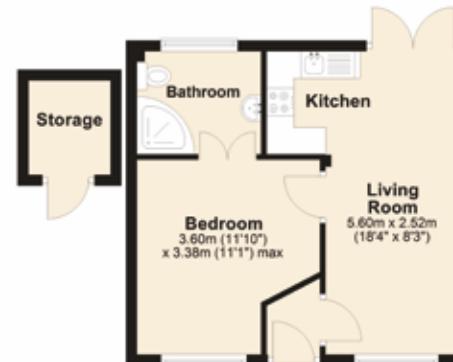
Website

For more information visit <https://www.fineandcountry.co.uk/cotswolds-and-cirencester-estate-agents>



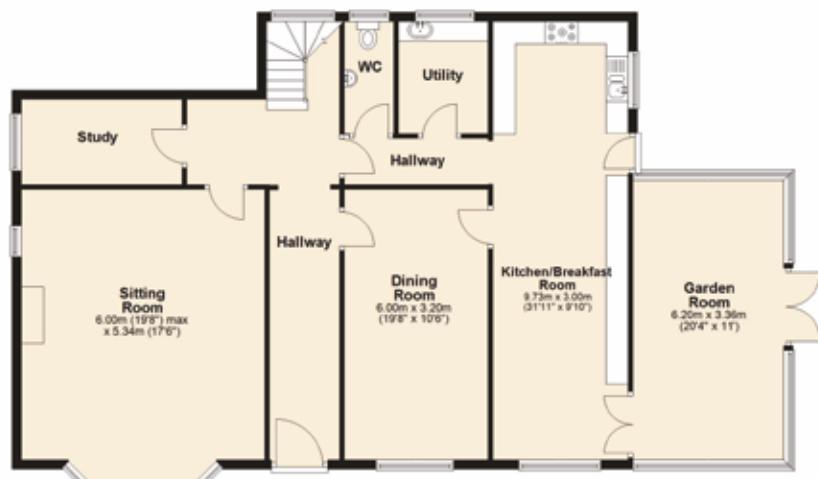


First Floor
Approx. 122.1 sq. metres (1314.3 sq. feet)



Ground Floor
Approx. 36.2 sq. metres (389.6 sq. feet)

Total area: approx. 36.2 sq. metres (389.6 sq. feet)

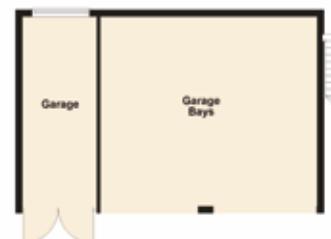


Ground Floor
Approx. 143.3 sq. metres (1542.5 sq. feet)

Total area: approx. 293.9 sq. metres (3163.3 sq. feet)



Top Floor
Approx. 20.5 sq. metres (206.5 sq. feet)



Ground Floor
Approx. 46.8 sq. metres (505.8 sq. feet)

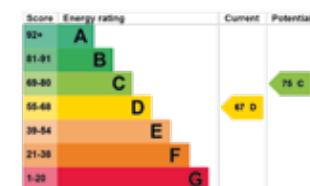


First Floor
Approx. 20.5 sq. metres (206.5 sq. feet)

Total area: approx. 61.9 sq. metres (661.6 sq. feet)

Main House EPC Exempt

Garden Cottage



Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer.



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed





FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

*We value the little things
that make a home*



KATHRYN ANDERSON PARTNER AGENT

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As a partner agent representing Fine & Country Cotswolds and Cheltenham, I bring a wealth of experience and knowledge in the property industry. I have had the privilege of calling the Cotswolds my home for over 30 years and have accumulated more than twenty-five years of experience working for both corporate and independent high-end estate agents in the Cotswolds, South Oxfordshire, and Cheltenham regions. With a personable, dedicated, honest approach, I understand the intricacies of both sellers and buyers in an ever-changing market. I strive to make things as simple and stress-free as possible for all my clients. I can offer a personalised experience tailored to your needs, with transparency, open communication, and integrity, I will look after you through each step of the process, this has earned me many returning vendors in the past, a testament to my client-focused and effective service. When not at work, I enjoy life in the Cotswolds going on country walks with my dog Fleur, property renovation, horse racing, tennis, good restaurants, and fine wine!

“

“Kathryn is a person to get the job done, if you want a property sold she will definitely do it for you. She is eloquent and efficient. She enabled many viewings by providing a fantastic brochure, video and beautiful photographs. She liaised with me after every viewing, and every step of the way, from start to finish on the sale of my property. She also has great contacts, and provided me with a brilliant solicitor who was also quick and efficient.”

“Kathryn Anderson is the most competent agent I have ever dealt with, she's amazing and managed to get a very complicated sale through with ease. Great communication and will call and reply to messages, out of office hours. Wouldn't hesitate to use her again, in fact I wouldn't consider using anyone else. Good job Kathryn you are fabulous!”

THE FINE & COUNTRY
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit fineandcountry.com/uk/foundation

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