



The Boot
Barnard Gate | Witney | Oxfordshire | OX29 6XE

STEP INSIDE

The Boot

Set within the rural hamlet of Barnard Gate and framed by rolling Oxfordshire countryside, The Boot is a beautifully reimagined five-bedroom home forming part of a meticulous redevelopment of a historic 1840s coaching inn. With its classic Cotswold stone exterior, this characterful property blends artisanal detail and contemporary design across three floors, offering expansive living space and exceptional attention to finish throughout.

Ground Floor

From the Minster Cotswold paving and French oak-framed porch to the hand-finished hardwood front door, The Boot immediately sets a tone of quiet luxury. Inside, the palette of engineered grey-washed oak flooring, bespoke oak joinery, and locally sourced porcelain finishes reflects a commitment to enduring quality.

At the heart of the home is a bespoke kitchen by Steven Brooker, created using Masterclass cabinetry with oak detailing, quartz worktops, and a striking island featuring a NEFF induction hob and downdraft extractor. A roof light above the island and breakfast bar fills the space with natural light, adding to the sense of openness and connection to the outdoors. Dual NEFF ovens, a Quooker boiling tap, LED lighting, and integrated display shelving complete the space- designed as much for entertaining as for daily living.

The open-plan layout flows effortlessly into a dining and living area, where expansive bifold doors lead directly onto a porcelain tiled patio, seamlessly blending indoor and outdoor living. Crittall-style doors open to the sitting room, complete with a bay window and Jøtul wood-burning stove, offering both style and substance.

Also on the ground floor is a study with Cat7 cabling, a fully fitted boot room, a cloakroom/WC, and a utility area discreetly housing the high-efficiency Worcester Bosch boiler. Underfloor heating runs throughout, with Knightsbridge fittings, 5 amp lamp sockets, and a pre-wired AV/data infrastructure ensuring the home is future-proofed without compromising on character. Full Fibre Gigaclear broadband is connected, offering ultra-fast and reliable connectivity.









STEP INSIDE

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First Floor

The first floor is designed for rest and retreat, with three thoughtfully appointed bedrooms.

The principal suite enjoys French doors opening onto a Juliet balcony with glass balustrade, perfectly framing the uninterrupted countryside views. Vaulted ceilings enhance the sense of space and light, while a feature wall of reclaimed Romanian floorboards brings warmth and tactility. Anthracite grey radiators and integrated USB bedside sockets offer style and practicality.

This suite also includes a dressing area with built-in wardrobes and sliding oak door, along with loft access for additional storage. Its private ensuite bathroom features Porcelanosa sanitaryware, rainfall and handheld showers, underfloor heating, and a motion-sensor mirror with ambient lighting.

Two further bedrooms on this level offer generous proportions and elegant finishes. The third bedroom benefits from a feature brick wall and its own en suite with a walk-in shower and far-reaching views across open countryside to the rear. A family bathroom with walk-in shower, separate bath, porcelain tiling, and Porcelanosa fixtures completes the floor.

Second Floor

The top floor offers superb versatility, with two further double bedrooms ideal for guests, teenagers, or multigenerational living. Vaulted ceilings create a sense of openness in both rooms, continuing an excellent blend of natural materials and quality finishes.

A spacious landing connects the rooms and serves as a highly flexible space- ideal as a snug, study, or additional storage area- enhancing the functionality of the floor. A stylish bathroom features porcelain tiling, underfloor heating, and a sash window. This floor is also pre-wired for Wi-Fi boosting, ensuring seamless connectivity.







STEP OUTSIDE

The Boot

To the front, estate fencing and traditional planting- including lavender- frame the home beautifully. A private driveway offers off-road parking for several vehicles, in addition to a stylish carport with an integrated electric vehicle charging point. Adjacent to the carport is a convenient outside storage shed, providing further practical space.

The rear garden is mainly laid to lawn, with a generous porcelain tiled patio area, ideal for al-fresco dining. A 4K hardwired security system with DVR storage and app integration provides discreet, high-spec peace of mind.





LOCATION

Barnard Gate is a picturesque rural hamlet in Oxfordshire, ideally situated along the A40 between Witney and Oxford. While offering a peaceful countryside setting, it benefits from excellent access to premium amenities. The exclusive Estelle Manor members' club is just a short drive away, as is the renowned Soho Farmhouse, both offering world-class leisure and hospitality.

For families, the area is well-served by excellent schools. The highly regarded Bartholomew School in Eynsham provides outstanding secondary education, while Oxford's prestigious independent schools—including St Edward's, Magdalen College School, Oxford High School, and The Dragon—offer top-tier private education.

Commuters also benefit from excellent transport links, with nearby Hanborough and Oxford Parkway stations offering direct mainline services to London, making Barnard Gate an ideal blend of rural charm and connectivity.





INFORMATION

The Boot

Services, Utilities & Property Information

Utilities - Mains water, electricity and gas.

Private drainage - please ask agent for more info

Mobile Phone Coverage - <https://www.signalchecker.co.uk/> 4G and 5G mobile signal is available in the area we advise you to check with your provider

Broadband Availability - Full Fibre Gigaclear

Rights and easements - None

Tenure

Freehold

Directions

OX29 6XE / what3words: marathons.reversed.highlight

Local Authority

West Oxfordshire County Council

Council Tax Band: G

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on 01865 953244

Website

For more information visit <https://www.fineandcountry.co.uk/oxford-abingdon-and-wallingford-estate-agents>

Opening Hours

Monday to Friday - 9.00 am - 5.30 pm

Saturday - 9.00 am - 4.30 pm

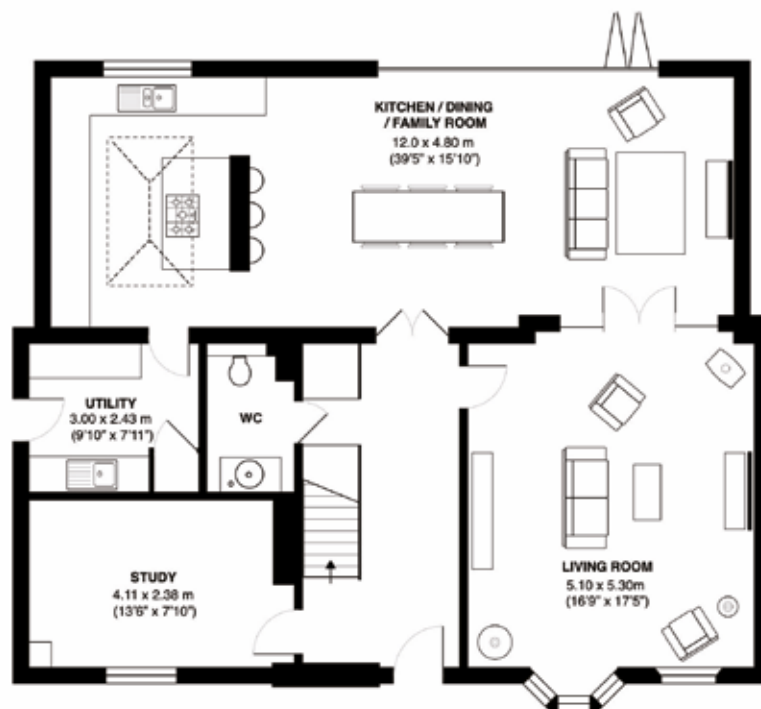
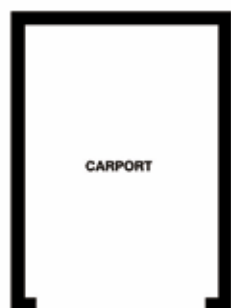
Sunday - By appointment only





THE BOOT

Approximate gross internal floor area:
3,078 sqft / 286 m²
(Excluding carport)

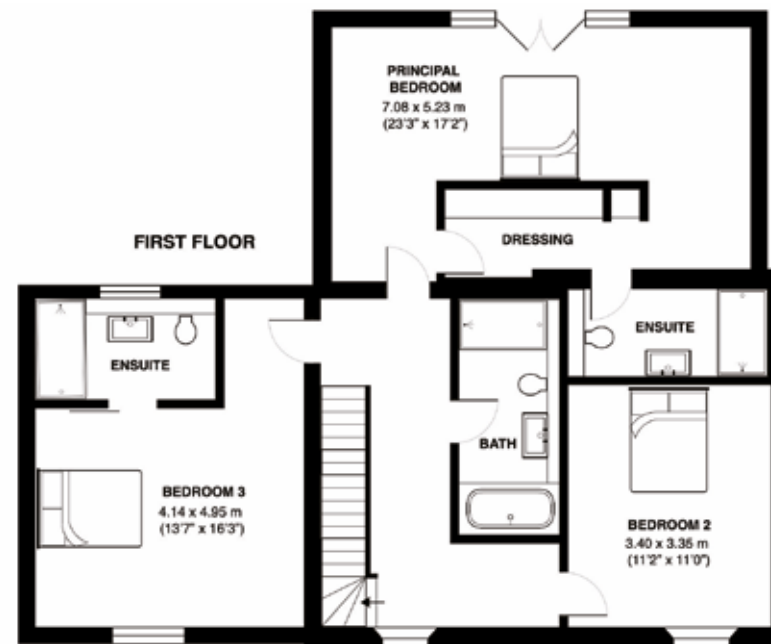


GROUND FLOOR

All measurements are approximate and for display purposes only



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	88 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



FIRST FLOOR



SECOND FLOOR

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. 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 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. For a free valuation, contact the numbers listed on the brochure. Copyright © 2025 Fine & Country Ltd. Company Reg No. 8328850. Registered Office: 121 Park Lane, Mayfair, London, W1K 7AG. Printed 14.02.2025





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