



Barton Barn
Church Lane | Shutford | Banbury | Oxfordshire | OX15 6PG

BARTON BARN

A beautifully presented Grade II Listed country home comprising cloakroom/WC, excellent breakfast kitchen, utility, superb sitting room, five bedrooms and four bathrooms in the main house, beautiful annexe with kitchen, sitting room, bedroom and bathroom, home office/studio, garage, parking for around four cars and outstanding rear garden.



Accommodation summary

A beautifully presented Grade II Listed country home comprising stylish & functional kitchen/dining area with adjoining utility room & cloakroom/WC, snug/media room, generous sized living room, five bedrooms and four bathrooms in the main house, beautiful annexe with kitchen, sitting room, bedroom and bathroom, home office/studio, garage, parking for around six cars and outstanding rear garden.

Ground Floor

Dramatic, well-lit entrance hall with high ceiling. Off the hall there are stairs rising to the first floor and access to the study.

Planning permission has been granted to create a large full height glazed opening to the rear elevation.

Also off the hall is the wonderful, generously sized sitting room with two windows to the rear, a window to the side, space for a table to seat ten guests and a superb fireplace in a brick surround which houses a wood burning stove.

From the sitting room, steps lead down to a beautiful, recently restored bedroom suite which resembles something from a boutique hotel with panelling and exposed beams.

Beautiful pocket doors lead to an en-suite which has a freestanding bath and separate walk in shower.

This bedroom has direct access to the garden and so makes for a wonderful self contained room.

The excellent breakfast/kitchen room has ample work space, a range of integrated appliances including Mercury/AGA range oven, dishwasher, large fridge, small integrated fridge and wine fridge, microwave oven..

There is space for a table to seat six guests and the feature stone works and beams really add to the character of this room.

There are doors to the front and rear, with access provided to a large utility room which leads to the cloakroom/WC.

The snug is the perfect place to retire to after a dinner party and has recently been decorated in a contemporary Cotswolds design and has windows to the front and rear elevations.





Seller Insight

“Tucked away on a peaceful country lane in the heart of Shutford, this elegant village home blends historic charm with generous proportions and modern comfort. Elevated above its surroundings and overlooking the picturesque Elizabethan Shutford Manor, it offers privacy, light, and an effortless connection to the Oxfordshire countryside — all within easy reach of Banbury, Soho Farmhouse, and the Cotswolds.

From the moment you step inside, a sense of scale and calm prevails. The soaring ceilings, exposed timber beams, and character features give the home a timeless presence, while a carefully curated neutral palette allows new owners to make their mark. The layout flows beautifully, balancing generous reception rooms with inviting, more intimate spaces. The grand drawing room, with its open fire, is perfect for entertaining — a space that easily hosts both formal gatherings and family celebrations — while the snug, lined in warm timber panelling, is ideal for relaxed evenings in front of the television.

The kitchen forms the welcoming heart of the home, opening onto the front terrace where the morning sun streams through the stable-style door. Here, breakfast is often accompanied by birdsong and views across the gardens. As the day moves on, the light travels to the rear terrace, where the owners enjoy dinner in the glow of the setting sun. The outdoor spaces are as tranquil as they are versatile — private, sheltered, and full of life. Birds nest in the climbing plants and trees, and raised flower beds catch the afternoon light, creating a haven for gardeners and wildlife alike.

This is a home designed for entertaining. Christmas gatherings for twelve and New Year's Eve parties for fifty have filled it with laughter and warmth. Yet it's equally suited to peaceful weekends — fireside reading in winter, long summer dinners that stretch late into the evening beside the firepit, and quiet mornings with coffee in the sunshine.

Upstairs, the first floor has been thoughtfully reconfigured to create generous bedrooms with abundant storage. Two of the four bedrooms enjoy en suite bathrooms, while the others share a stylish family bathroom. The annexe and ground-floor guest suite make welcoming extended family or friends effortless, and the large driveway ensures ample parking — a rare luxury in such a central village location.

Shutford itself offers the best of village life, with a vibrant community spirit and year-round activities centred around the hall and local pub. From art and book clubs to quiz nights, live music, and the annual summer fête beside the Manor, there's always something to enjoy. Beyond the village, the surrounding countryside offers outstanding walking routes, while Soho Farmhouse, Hook Norton, and Chipping Norton are just a short drive away.

For the owners, this house has been a place of balance — spacious yet cosy, private yet connected, rural yet perfectly placed for modern life. They will deeply miss the sense of space, the light that moves through the house each day, and the peace that comes from living somewhere so beautifully in tune with its surroundings.*

* 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

To the first floor, the split level landing has exposed beams, a useful storage cupboard and a window to the rear.

The feature bedroom has a vaulted ceiling, built in wardrobes, exposed beams, a window to the side, velux windows and a door to the balcony which has steps down to the beautiful gardens.

Access is provided to the beautiful en-suite bathroom.

The guest bedroom has a sliding door which leads to a hidden en-suite shower room.

There are two further double bedrooms, one with a window to the front and one with windows to three elevations, whilst completing the first floor accommodation is the family bathroom.









Annexe

Barton Barn also benefits from a stunning annexe which is ideal for anybody wanting a member of the family to live with them whilst allowing them to have their own space. Or simply for spillover accommodation for friends and family.

There is a kitchen, sitting room, a very pretty bathroom and a spiral staircase which leads to a mezzanine bedroom.





Outside

There is an excellent studio, ideal for anybody working from home, a single garage and parking on the driveway for around six cars.

The gardens are beautifully presented, a large lawn, raised beds and a lovely terrace which is ideal for getting together with friends and family to enjoy alfresco dining.

There are also mature trees and established hedging and shrubs.

A beautiful home full of character which must be viewed.







LOCATION

Shutford is situated around four miles West of Banbury and is conveniently located for Stratford Upon Avon, Soho Farmhouse and the M40 which provides easy access to Birmingham, Oxford, Bicester and London, whilst the local train network provides a commute to Marylebone in under an hour.





Services, Utilities & Property Information

Tenure: Freehold

Council Tax Band: House D | Annexe A

Local Authority: Cherwell District Council

EPC: House E Annexe E

Property construction: Standard construction

Electricity supply: Mains

Water supply: Mains

Drainage & Sewerage: Mains

Heating: Oil fired central heating

Broadband: FTTH/FTTP Broadband connection available. Superfast broadband is available with a download speed of 80mbps. We advise you to check with your provider.

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

Parking: Off road parking for 6 cars

Special Notes

The property benefits from rights of access and service connections over adjoining land and is subject to reciprocal rights for the neighbouring property. The owner contributes 50% towards the maintenance of the shared access road. A restrictive covenant prohibits new openings in the northern elevation except with opaque glass. Further rights and covenants apply as detailed in the title register.

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on 07736 937633

Website

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

Opening Hours

Monday to Friday - 9.00 am - 6 pm

Saturday - 9.00 am - 5 pm

Sunday - By appointment only

Offers Over £1,500,000

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		63 D
39-54	E	53 E	
21-38	F		
1-20	G		



UPPER FIRST FLOOR



FIRST FLOOR



GROUND FLOOR



ANNEXE - FLOOR 1



ANNEXE - FLOOR 2

GROSS INTERNAL AREA: 3827 sq ft, 356 m²
 LOW CEILINGS & OPEN TO BELOW: 382 sq ft, 36 m²
 GARAGE: 273 sq ft, 25 m²

OVERALL TOTALS: 4482 sq ft, 417 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY. FLOORS MAY NOT BE SHOWN IN THEIR ACTUAL LOCATION



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 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. For a free valuation, contact the numbers listed on the brochure. Printed 02.10.2025







TERRY ROBINSON PARTNER AGENT

Fine & Country Banbury
M: 07736 937 633 | DD: 01295 239663
email: terry.robinson@fineandcountry.com

Terry has been in the estate agency industry for 20 years and has a wealth of knowledge in the property sector. Having left the corporate world to set up his own brand, Terry has already built up a great reputation with local buyers and sellers. His aim is to deliver the highest levels of service and to make any client feel valued. Terry has already sold several properties which had been on the market with other estate agents previously and he puts this down to his attention to detail and his hunger for success.

YOU CAN FOLLOW TERRY ON



”

“Having just purchased my new home through Fine and Country I cannot recommend them highly enough. Terry went above and beyond in ensuring as smooth a transaction as possible. Never once did I have a problem in contacting him, even on days off he still took my calls showing what a dedicated agent he is. I love my new home too much to ever consider selling it but I know who I would use if I was ever considering moving again!! Thanks to Fine & Country, especially Terry, I am now living in my dream home!”



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.

Fine & Country
Tel: +44 (0)1295 239666
banbury@fineandcountry.com
Guardian House 7 North Bar Street, Banbury, OX16 0TB

