



Lower Atchill Farm

Nr. Sibford Gower • Oxfordshire

A rural gem set in a
glorious private location on
the edge of the Cotswolds.





Situated in the North Cotswolds Area of Outstanding Natural Beauty, Lower Atchill Farm is a wonderful country house which has been thoughtfully remodelled to create a contemporary space whilst retaining the character of the original building.

Set over two floors, the house is cleverly laid out to provide impressive entertaining and living space. An inviting reception hall leads into the kitchen/ breakfast room and dining room with doors out into the garden. The drawing room forms the central part of the property with its high eaves and views from both sides with the separate sitting room giving additional living space. The house has six bedrooms, a spacious principal bedroom suite as well as three further en suite rooms.













Approached via a long private drive from a quiet country lane, the house offers unrivalled privacy with incredible views over the surrounding countryside. Amongst its formal and lawned gardens, is a terrace, lap pool and jacuzzi as well as a former byre/open bay cart shed with adjoining timber store/workshop.

Situated on the borders of North Oxfordshire and South Warwickshire the nearby villages of Sibford Gower, Lower Brailes, Sutton-under-Brailes, Whichford and Hook Norton provide ample local amenities with an array of well-regarded state and independent schools nearby. Soho Farmhouse and Daylesford Organics are both within 11 miles and numerous bridle ways and footpaths connect the property to the surrounding countryside allowing its rural location to be fully explored. Mainline rail links from Banbury (London Marylebone from 55 minutes) and Moreton-in-Marsh (London Paddington from 95 minutes) give excellent transport links directly into London.w

Services

- Mains electricity
- Private water and drainage (Klargester system)
- Oil-fired boiler and central heating (underfloor heating and radiators)

General Remarks and Stipulations

Tenure
Freehold

Council Tax
Band E

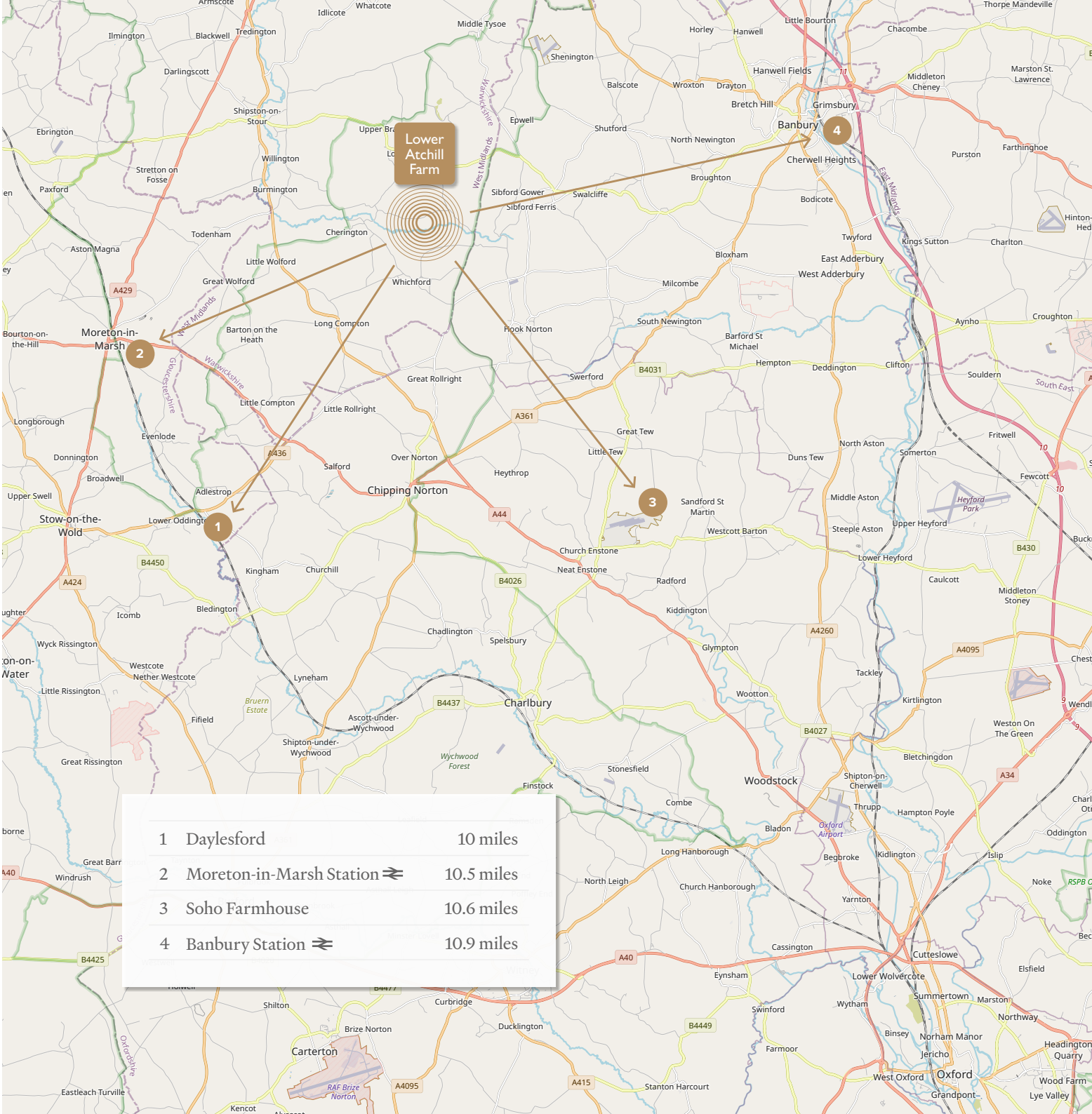
Local Authority
Stratford District Council *stratford.gov.uk*

Postcode
OX15 5FE

What 3 Words
Plenty.Crinkled.Wound

Fixtures & Fittings

All fixtures and fittings are specifically excluded from the sale, whether mentioned in these particulars or not. Certain items may be available by separate negotiation.



1	Daylesford	10 miles
2	Moreton-in-Marsh Station ➡	10.5 miles
3	Soho Farmhouse	10.6 miles
4	Banbury Station ➡	10.9 miles

Main House Approximate Internal Area

4,054 sq ft / 377 sq m

Barn and Store Approximate Internal Area

857 sq ft / 80 sq m

Total Approximate Internal Area

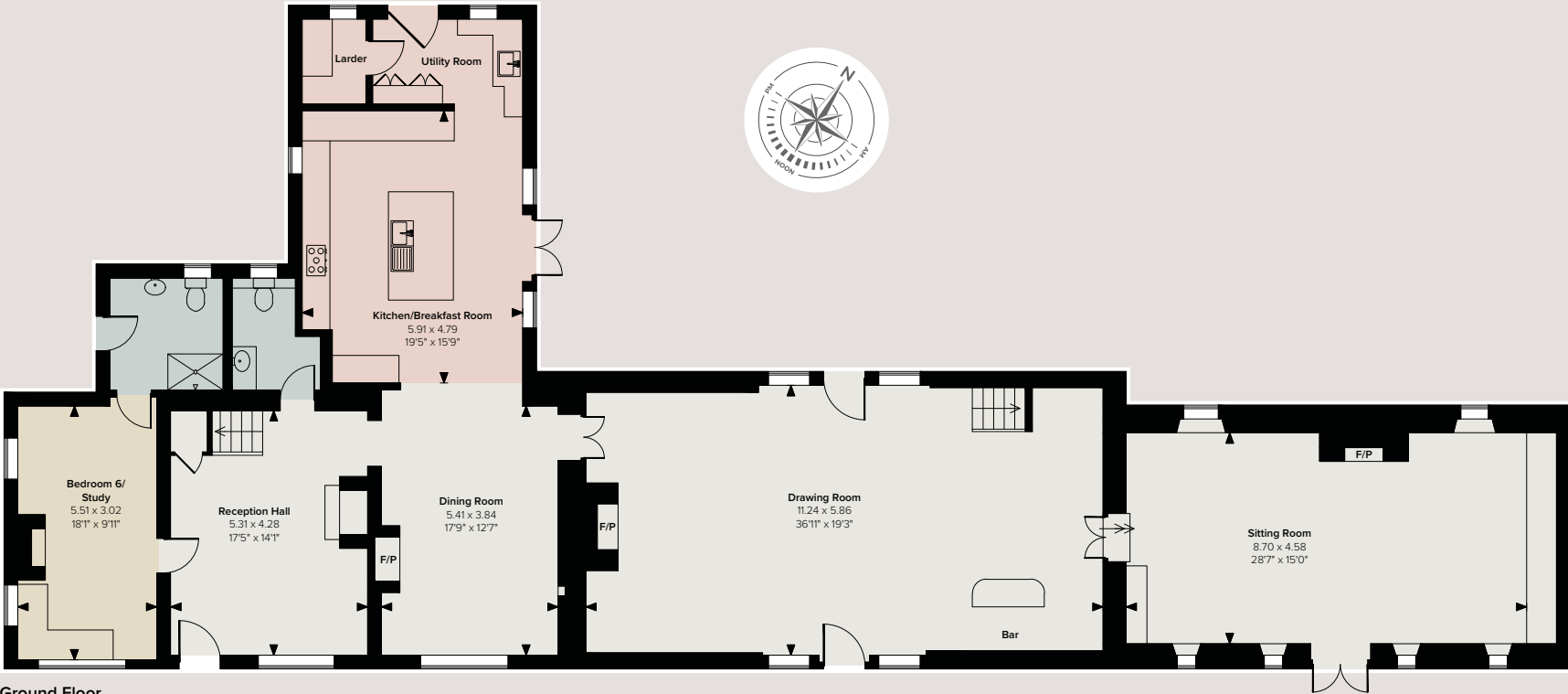
4,911 sq ft / 456 sq m

For illustrative purposes only, not to scale. The position & size of doors, windows, appliances and other features are approximate only.
This plan has been supplied to The Brochure by DS Churchill

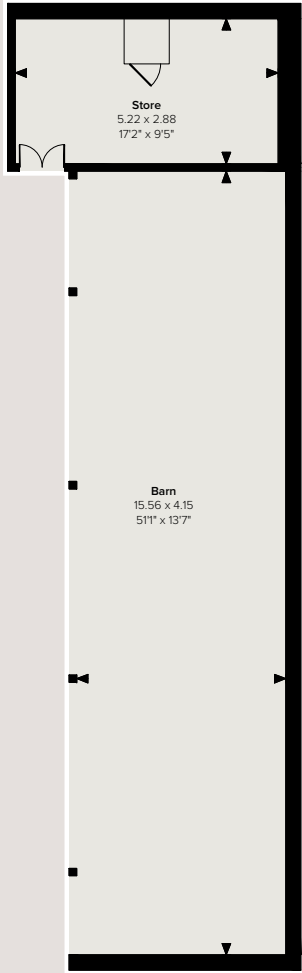
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First Floor



Ground Floor





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