

MOLES HOUSE

SIGNET, OXFORDSHIRE



An immaculately presented three-bedroom mid-terrace barn conversion, nestled in the hamlet of Signet. With landscaped garden backing onto neighbouring paddocks and countryside.

Ground Floor: Sitting Room/Dining Room
Kitchen • Utility Room • Cloakroom

First Floor: Main Bedroom with adjoining Shower Room
Two further Double Bedrooms • Family Bath and Shower Room

Outside: Front Courtyard
Rear Garden and Terrace • Carport with boarded storage above



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DESCRIPTION

Believed to have dated back from the 1900's, this beautifully presented barn conversion offers charm and comfort with features such as exposed stone walls, beams and vaulted ceilings. There is underfloor heating to the ground floor plus a contemporary designed wood burner in the sitting room. Enjoying views over the established landscaped cottage garden and fields beyond, Moles House lies just over a mile from the historic Cotswold market town of Burford in the hamlet of Signet. Moles House has been lovingly maintained by the present owners who have enjoyed the privacy, character and charm for the past 12 years. Ideal as a main home or second home/investment with good links to schools, amenities and mainline stations in neighbouring Burford, Oxford as well as a network of local footpaths.

SERVICES

Mains water and electricity. Oil central heating. Shared septic tank drainage. Fibre Broadband. (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

COUNCIL TAX

Band E



EPC

Rating D

VIEWINGS

Please telephone Lucia at Butler Sherborn, Burford
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Pubs

Bull, Burford – 1.5 miles
Rose and Crown, Shilton – 2.8 miles
The Farmers Dog, Asthall – 3.7 miles
Thyme, Southrop – 7.1 miles



Schools

Burford Secondary School and Sixth Form – 1.2 miles
Burford Primary School 1.5 miles
Cokethorp School – 9.7 miles
Hatherop Castle – 11 miles



Train station

Kingham 9.4 miles
Charlbury – 10 miles



Members Clubs

Daylesford Farm- 12 miles
Estelle Manor – 13.9 miles
Soho Farmhouse – 18.3 miles

DIRECTIONS (OX18 4JQ)

From Burford take the A361 towards Lechlade, continuing along this road for 1 mile. At the signpost for Signet turn right and immediately left. Continue along Jobs Lane for about 100 metres, where the courtyard and entrance to Moles House can be found on the right-hand side. Moles House is opposite the driveway entrance past the staddle stones.

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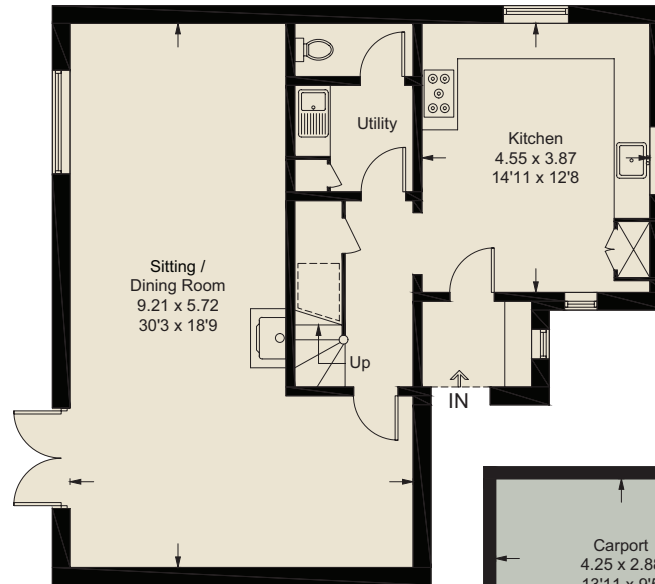
Moles House

Approximate Gross Internal Area = 126 sq m / 1356 sq ft
(Excluding Carport)

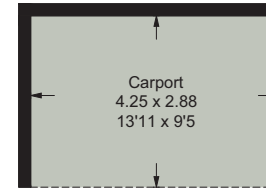
Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1306576)



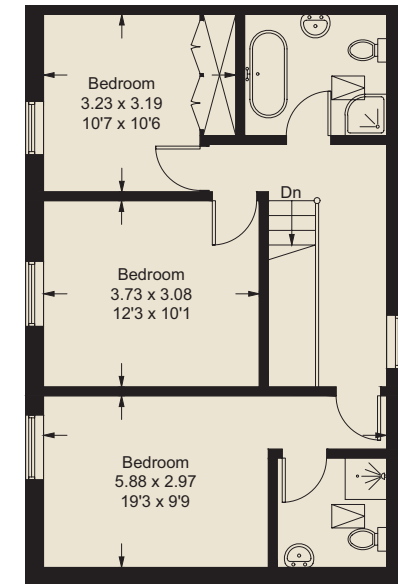
 = Reduced headroom below 1.5m / 5'0"



Ground Floor



(Not Shown In Actual Location / Orientation)



First Floor

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 are particularly important to you before travelling to view this property. 5. Please note that in line with Money Laundering Regulations potential purchasers will be required to provide proof of identification documents no later than when 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: May 2026. Particulars written: June 2026. Brochure by wordperfectprint.com

