



The Mill
83 Witney Street | Burford | Oxfordshire | OX18 4RX

 FINE & COUNTRY

THE MILL



A remarkable Cotswold stone former mill occupying an exceptional waterside setting in the heart of Burford, combining a substantial character home with three self-contained holiday lets, private gardens, garaging, and parking.

INTRODUCTION

There are Cotswold houses with river views, and then there are houses quite literally shaped by the water around them.

The Mill is one of the latter.

Occupying an extraordinary position astride the mill race on the eastern edge of Burford, this handsome former mill is a property of genuine character and individuality. Dating from 1790, with origins believed to extend considerably further back as the former Colliers Mill, the property is steeped in the history of this celebrated Cotswold town.

Today, The Mill has evolved into an exceptionally versatile home, combining characterful principal accommodation with three individually arranged, self-contained, award-winning holiday lets, creating the opportunity to enjoy an enviable Cotswold lifestyle alongside an established income stream.

Water is at the heart of the property. The mill race flows alongside and beneath the buildings, with balconies, terraces and gardens positioned to take full advantage of this magical setting. From the principal sitting room, doors open directly onto a balcony above the water, while elsewhere there are delightful places to sit, dine and simply watch life on the river drift by.

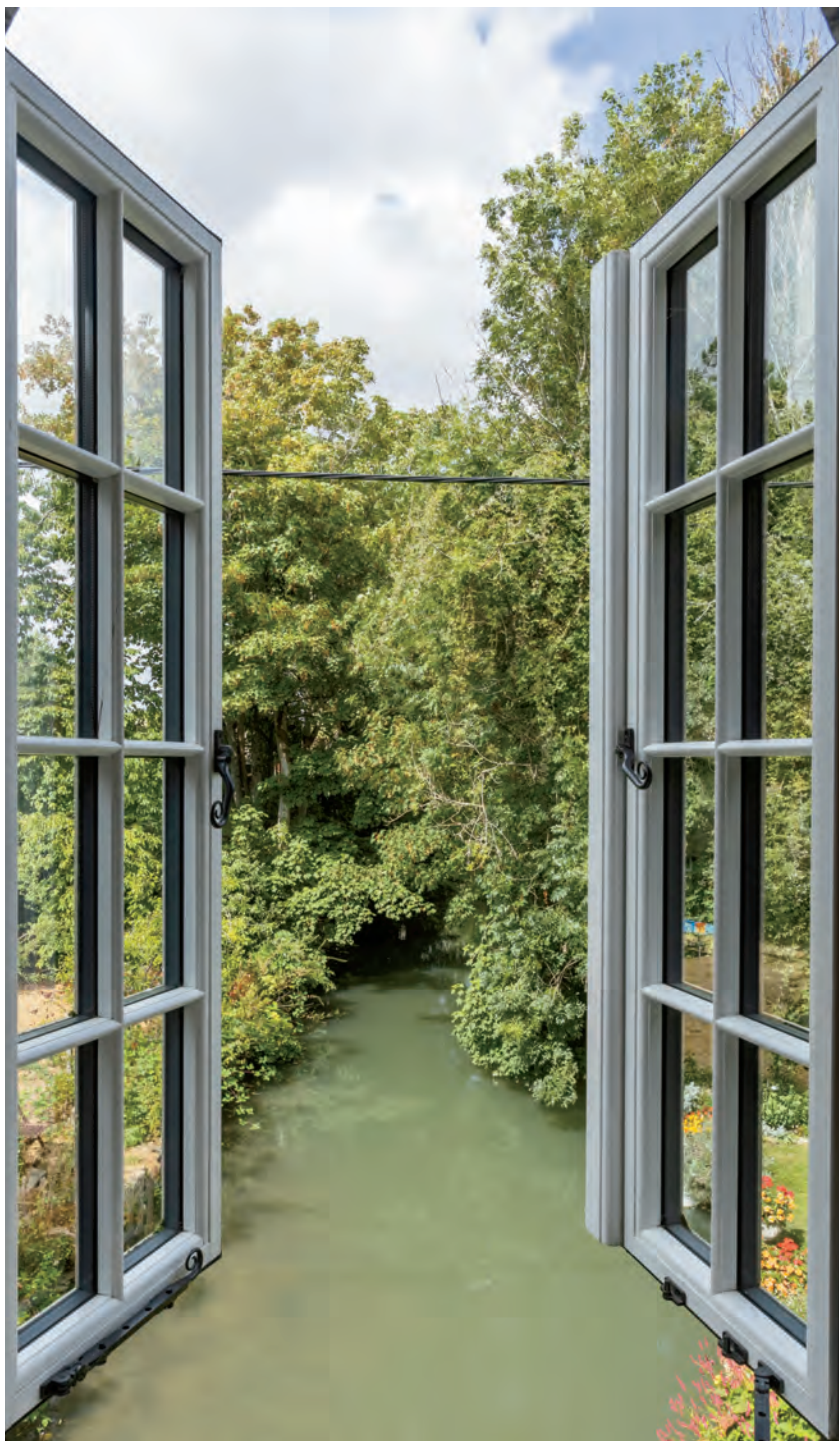
Perhaps most remarkable is the combination of this wonderfully private waterside setting with the convenience of being within a level walk of Burford High Street.

The property also benefits from generous private parking, a double garage and workshop/store, while the gardens provide a peaceful retreat beside the water.

The result is something increasingly difficult to find: an historic Cotswold home with space, privacy, income potential, and parking, all within walking distance of one of the most desirable market towns in the Cotswolds.

Key Features

- Historic Cotswold stone former mill with a date stone of 1790 and earlier origins as Colliers Mill
- Exceptional waterside position astride the mill race
- Situated within a level walk of Burford High Street
- Approximately 2,920 sq. ft / 272 sq. m of accommodation excluding the garage
- Characterful principal residence arranged over three floors
- Beautiful first floor sitting room with exposed beams, wood-burning stove and balcony directly overlooking the mill race
- Generous open-plan kitchen/dining room
- Principal bedroom suite with vaulted ceiling and adjoining dressing room
- Flexible additional bedrooms and reception accommodation
- Three self-contained holiday lets: Mill Race Flat, Cider Press Flat and Lime Tree Flat
- Established holiday letting opportunity
- Courtyard with parking for several vehicles
- Double garage of approximately 541 sq. ft / 50 sq. m
- Separate workshop/store
- Private lawned garden and extensive waterside terraces
- Exceptional combination of residential lifestyle and income potential
- Excellent access to Burford's schools, shops, restaurants, and amenities
- Convenient road and rail links to Oxford, Cheltenham, and London





STEP INSIDE

The character of The Mill becomes apparent from the moment you enter its private courtyard. Rather than following a conventional arrangement, the accommodation has developed around the original mill buildings and watercourse, creating an intriguing and wonderfully individual home.

The principal residence extends over three floors, with many of its rooms positioned to take advantage of the remarkable waterside setting.

Ground Floor

The ground floor provides particularly useful and flexible accommodation.

A comfortable lounge provides an informal living space, extending over the Mill Stream and enjoying direct views along the river.

A bedroom offers versatility for guests, family members, or those requiring ground-floor accommodation.

Practicality is well catered for with a drying room and separate utility room, particularly useful for a house of this scale and for anyone enjoying the surrounding countryside.

Also situated at this level is Mill Race Flat, the first of the property's three self-contained holiday lets.

First Floor

The principal living accommodation occupies the first floor, where the relationship between the house and the water becomes particularly special.

The generous kitchen/dining room provides an inviting heart to the home, with ample space for both everyday family life and entertaining. Its proportions allow a substantial dining table to sit comfortably within the room, creating a relaxed and sociable space.

Alongside is the principal sitting room, a wonderfully atmospheric room combining exposed beams with a wood-burning stove and double-aspect outlooks.

Doors open onto a private balcony positioned immediately above the mill race, creating an exceptional place from which to enjoy morning coffee or an evening drink accompanied by the sound of the water below.

The floor also provides a further bedroom and bathroom accommodation, adding considerable flexibility to the layout.







SELLER INSIGHT

“ We have been fortunate enough to call this special home ours for the past nine and a half years. What first drew us here was the extraordinary location, the view from the sitting room and the opportunity to generate an income from the holiday lets. Tucked away in a peaceful corner of Burford and set back from the road, the property offers a wonderful sense of privacy and tranquillity, yet remains within easy reach of everything the town has to offer.

The river is undoubtedly one of the defining features of life here. We have loved the peace and quiet, together with the ever-changing wildlife on our doorstep; from swans and ducks to different species of fish and the occasional flash of a kingfisher. The sitting room is our favourite place to enjoy it all, with its outlook across the river and triple bi-fold doors opening onto the private terrace. There is something particularly magical about sitting outside with a glass of wine in the evening, watching the wildlife and the sun setting over the river.

The house itself has wonderful character, with old, waxed beams and floors in certain rooms, two log burners and a large kitchen and family room that has been perfect for entertaining friends and family. We completely remodelled and renovated the property in 2018, including replumbing and rewiring throughout, reconfiguring the upper floor and redecorating both the main house and holiday lets. We also replaced all 34 windows and external doors with high-end Residence 9 windows, introduced stripped and waxed pine internal doors, restored the original beams, and re-landscaped the garden, creating a home that feels both individual and sympathetic to its history as an old mill.

The property has supported our lifestyle extremely well, providing a peaceful and relaxing environment while also being a wonderful place to entertain. The changing light throughout the day is another pleasure. Morning sunshine floods the kitchen and courtyard, while the afternoon sun reaches the sitting room and rear terraces. Over the years, we have also built up the holiday-let business, developing many repeat guests who regularly comment on the remarkable setting and surroundings.

One of our most memorable experiences came this year when we opened the gardens as part of the Burford Festival. We welcomed 590 visitors over two days and received some wonderful comments, particularly from local people who told us they had lived in Burford for years but had never realised this beautiful place existed. We have also treasured watching the wildlife change with the seasons, from welcoming new signets and ducklings to watching them grow. At the moment, we have six visiting swans with signets, which is a wonderful sight.

We have been blessed with wonderful neighbours and a genuine community spirit, where everyone looks out for one another and rallies round when someone needs support. Burford itself has everything we need, with Witney just five miles away, while Oxford and Cheltenham are around 40 minutes away and London is accessible by train from either Charlbury or Oxford. What we will miss most, however, is the peace and tranquillity of the home, the wildlife and, of course, our wonderful friends and neighbours. Our advice to the next owner is simple: just enjoy the home and everything its extraordinary surroundings have to offer.*

* 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.





Second Floor

The second floor continues the character of the house.

The principal bedroom is a particularly impressive room, with generous proportions and a vaulted ceiling creating a wonderful sense of space.

An adjoining dressing room provides useful storage, while an en-suite bathroom further complements the principal bedroom suite.

There is a further bedroom together with a Jack and Jill bathroom and an additional bedroom/study, allowing the accommodation to adapt readily to family life, home working, or visiting guests.

Throughout the upper floors, windows frame views across the water, courtyard and surrounding roofscape, constantly reminding you of the building's unique origins.









THE HOLIDAY LETS

One of the most compelling aspects of The Mill is the inclusion of three self-contained holiday lets, each with its own individual character.

Their arrangement provides a rare opportunity for a purchaser wishing to continue an established holiday letting business, accommodate extended family or guests, or explore alternative uses subject to any necessary consents.

Mill Race Flat

Situated on the ground floor and approached from the courtyard, Mill Race Flat provides an attractive open-plan living, kitchen and sleeping space together with its own bathroom.

Its position alongside the mill stream gives the accommodation a character quite unlike a conventional apartment.

Cider Press Flat

Occupying part of the first floor, Cider Press Flat offers an open-plan kitchen, living and sleeping arrangement together with its own bathroom.

The accommodation enjoys a particularly attractive outlook towards the water and provides an inviting base from which guests can explore Burford and the wider Cotswolds.

Lime Tree Flat

Located on the second floor, Lime Tree Flat enjoys an elevated position with an open-plan kitchen, living and sleeping area and separate bathroom.

French doors open onto its own private balcony, providing a delightful place to sit above the water and enjoy the distinctive atmosphere of The Mill.

Together, the three units create a valuable additional dimension to the property and offer future owners considerable flexibility.

Details of awards, accreditation, occupancy and historic letting income can be made available separately where applicable.





STEP OUTSIDE

The outside space at The Mill is every bit as memorable as the house itself.

A private courtyard provides parking for several vehicles - an increasingly valuable commodity in central Burford.

The courtyard also gives access to the substantial double garage, measuring approximately 541 sq. ft / 50 sq. m, together with an adjoining workshop/store.

Beyond the buildings, the gardens soften into a wonderfully peaceful waterside setting.

A lawn is complemented by established planting and a series of decked and paved terraces, providing numerous places for outdoor dining, entertaining or simply relaxing beside the water.

The mill race is the defining feature. It flows immediately alongside the garden and buildings, bringing movement, sound, and wildlife into the property throughout the seasons.

From summer lunches beside the water to quiet winter mornings watching the river from the house, the setting creates an atmosphere that would be exceptionally difficult to replicate.

And yet, despite this feeling of privacy and seclusion, Burford High Street is only a short, level walk away.







LOCATION

Frequently described as the Gateway to the Cotswolds, Burford is one of England's most celebrated and picturesque market towns.

Its famous High Street descends through an exceptional collection of honey-coloured Cotswold stone buildings towards the medieval bridge and River Windrush, creating one of the most recognisable townscapes in the region.

The town's history is closely connected to the prosperity of the medieval wool trade, and its architectural heritage remains remarkably intact. At its heart stands the impressive Church of St John the Baptist, while lanes and historic buildings leading away from the High Street provide constant reminders of Burford's fascinating past.

Today, Burford combines that history with a thriving and sophisticated modern Cotswold lifestyle. The High Street and surrounding streets offer an excellent collection of independent boutiques, antique shops, galleries and specialist retailers alongside traditional inns, cafés, and restaurants. Everyday needs are equally well served, with a butcher, bakery, delicatessen, pharmacy, Post Office, and other useful amenities within the town.

For those who enjoy the outdoors, Burford sits within beautiful countryside in the Windrush Valley, with an extensive network of walks and bridleways providing access to the surrounding Cotswold landscape.

Nearby villages including the Barringtons, Swinbrook, Asthall, Fulbrook and Shilton add further to the area's appeal, with some wonderful country pubs and walks to discover.

For golf enthusiasts, Burford Golf Club is situated just outside the town.

What makes The Mill's position particularly special is the ability to enjoy all of this on foot. The High Street is an easy, level walk from the property, allowing owners and guests to leave the car behind and fully embrace life in the centre of Burford.



SCHOOLING

Burford and the surrounding area are particularly well served for both state and independent education.

Burford Primary School, situated on Priory Lane within the town, provides primary education for children from Burford and the surrounding villages.

For secondary education, Burford School is situated on Cheltenham Road and provides co-educational education for pupils aged 11 to 18, including Sixth Form provision. The school also offers boarding.

There is an excellent choice of independent schooling within the wider area.

Cokethorpe School, near Witney, is a co-educational independent school for children aged 4 to 18, with Prep and Senior Schools set within approximately 150 acres of West Oxfordshire parkland.

Other independent options can be found throughout the Cotswolds, Oxford, and Cheltenham, with the wider region renowned for the quality and breadth of its educational provision. Oxford's internationally recognised schools are accessible to the east, while Cheltenham provides further highly regarded independent options.

Prospective purchasers are advised to make their own enquiries regarding admissions, catchment areas, and school transport arrangements.

COMMUNICATIONS

For somewhere that feels so quintessentially Cotswold, Burford remains exceptionally well placed for communication links.

The A40 provides direct road access towards Oxford and onwards to the M40 for London, while travelling west gives convenient access towards Cheltenham and the M5.

Charlbury Railway Station, approximately seven miles away, provides mainline rail services towards Oxford and London Paddington.

Oxford and Cheltenham offer a comprehensive range of shopping, cultural and leisure facilities, while the numerous villages and market towns of the wider Cotswolds are easily accessible.

This combination makes The Mill equally attractive as a principal residence, a Cotswold retreat or as a home incorporating an established holiday letting opportunity.

Burford High Street – level walk
Charlbury Station – approximately 7 miles
Stow-on-the-Wold – approximately 10 miles
Cheltenham – approximately 22 miles
Oxford – approximately 27 miles

All distances and journey times are approximate.



Services, Utilities & Property Information

Council Tax Band G – West Oxfordshire District Council.

Cider Press & Lime Tree – Commercial council tax current rateable value £5,600.

Property Construction: Standard – stone & tile. The property includes a timber-framed balcony - buyers are advised to satisfy themselves regarding any relevant consents, construction details and ongoing maintenance requirements.

Electricity Supply: Mains

Water Supply: Mains

Drainage & Sewerage: Mains

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

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

Mobile Signal/Coverage: 4G and some 5G mobile signal is available in the area - we advise you to check with your provider.

Parking: Double garage and driveway parking approximately 4 cars.

Total Internal Floor Area: 2,920 sq. ft.

Notes: The land to the front of the property is subject to shared access arrangements, with neighbouring properties contributing towards its upkeep. The access was re-gravelled last year at a cost of approximately £300 per property. Such works are understood to be required only periodically.

The property is situated in Burford Conservation Area.

Prospective purchasers should satisfy themselves as to the planning status, business rates/council tax position, historic income, future bookings and any licences or consents relating to the holiday accommodation.

From Burford High Street, turn into Witney Street, close to the junction with the High Street.

Continue along Witney Street and turn left into the lane immediately before the last cottage. Proceed down the shared driveway, where The Mill will be found on the left.

The entrance leads into the property's private courtyard and parking area.

Postcode: OX18 4RX

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

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



**Approximate Gross Internal Area 2920 sq ft - 272 sq m
(Excluding Garage)**

Ground Floor Area 591 sq ft - 55 sq m

First Floor Area 1178 sq ft - 110 sq m

Second Floor Area 1151 sq ft - 107 sq m

Garage Area 541 sq ft - 50 sq m



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

All measurements are approximate and quoted in metric with imperial equivalents 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 and 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. Printed 07.09.2026

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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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