



# THE STEAM MILL

MOUNT FARM BARNs, CHURCHILL, OXFORDSHIRE

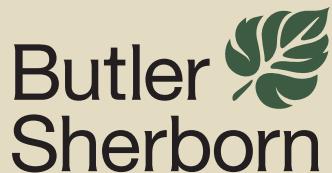
A well-proportioned three bedroom Cotswold home nestled in a sought-after village location, presented to a high standard throughout, with a courtyard garden, parking and a carport

**Ground Floor:** Open Plan Sitting/Dining/Kitchen room  
Cloakroom • Laundry Cupboard

**First Floor:** Main Bedroom with adjoining Bath/shower room • Double Bedroom with adjoining Bathroom

**Second Floor:** Double Bedroom with Bath/  
Shower Room

**Outside:** Drop -off parking spot  
Walled Courtyard Garden • Carport and parking space



#### Stow-on-the-Wold Office

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#### The London Office

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## DESCRIPTION

The Steam Mill is a striking Cotswold stone property with living accommodation set over three floors with an impressive, vaulted staircase. In 2018 this property was fully renovated and makes a perfect main home or a lock-up and leave second home. The house is most attractively presented, with a wonderful open plan ground floor room, which is light and bright with windows and doors to the south and east. There are beautiful, exposed beams and wooden floors in this property and the sitting room area has a wood burner.

The kitchen is well appointed with Rangemaster Nexus induction range, Fisher and Paykel fridge freezer, water softener and Miele dishwasher. There is a useful deep laundry cupboard housing the Miele washing machine and Miele dryer. Double doors lead to the garden, which makes this house perfect for entertaining and for eating outside in the summer months. In 2022, the current owners have improved the property with Accoya wooden doors and windows.

All three bedrooms have a bath/shower room and the main bedroom benefits from a walk-in wardrobe.

The south-east facing Cotswold stone walled garden is enclosed and paved for low maintenance, with an irrigation system, making it a perfect second home.

The Steam Mill forms part of Mount Farm Barn, this wonderful building was originally built to house a steam powered mill, the impressive 43ft chimney is on the boundary.

Churchill is a particularly popular village situated on the Gloucestershire/Oxfordshire borders, in a designated Conservation

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of Outstanding Natural Beauty near the market town of Chipping Norton. At the heart of the village is the popular Chequers Inn pub which sits opposite the village green, there is a cricket pitch and All Saints Church. In nearby Kingham, there is a village shop with a post office, along with a primary school (OFSTED rates Outstanding) and the highly rated Kingham Plough pub and the Wild Rabbit, with Daylesford Organic Farm Shop and Bamford Club a couple of miles away. Within the market town of Chipping Norton are further facilities including a variety of shops, supermarkets, restaurants and a theatre. The surrounding countryside also offers an extensive network of footpaths and bridleways in a beautiful landscape.

## SERVICES

Mains water, drainage and electricity. Electric heating, with a web based system for heating and hot water and Wifi enables heating of the bathrooms floors. (BT Broadband available). No tests on the suitability of services have been carried out and intending purchasers should commission their own tests (if required).

## TENURE

Freehold

## FIXTURES AND FITTINGS

Only those items mentioned in these sales particulars are included in the sale. Other fixtures and fittings, including garden statuary and ornaments, are excluded but may be available by separate negotiation.

## LOCAL AUTHORITY

West Oxfordshire District Council, Church Green, Witney, Oxfordshire.

T: 01993 861000 | W: [westoxon.gov.uk](http://westoxon.gov.uk)





## COUNCIL TAX

Band G

## VIEWINGS

Please telephone Butler Sherborn, Stow Office  
T: 01451 830731 or

The London Office  
T: 0207 839 0888 | E: [stow@butlersherborn.co.uk](mailto:stow@butlersherborn.co.uk)

## 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 quasi-easements 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.



## DIRECTIONS (OX7 6QS)

From Stow-on-the-Wold take the A436 towards Chipping Norton, after about 2.5 miles take the right-hand turn signposted to Kingham and Daylesford. At the T junction turn right to Kingham, turn left by the village green, drive into the village of Churchill. At the end of the road turn right, pass the pub and turn right into Junction Road (B4450). Turn right into William Smith Close, take the left turn. The Steam Mill is ahead, just passed the carports.

**what3words:** //overdrive.president.workbook



### Towns

Chipping Norton 4 miles  
Stow-on-the-Wold 6 miles  
Oxford 22 miles



### Pubs

The Chequers 0.2 miles  
The Wild Rabbit 1.5 miles



### Schools

Kingham Hill School 2.7 miles  
Kitebrook School 6 miles



### Members Clubs

Daylesford Organic Shop & Spa 3 miles  
Soho Farmhouse 10.5 miles  
Estelle Manor 14.7 miles

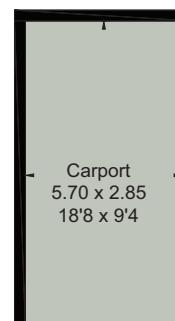


### Train Stations

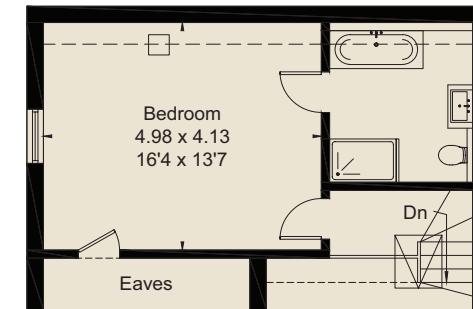
Kingham 2.5 miles

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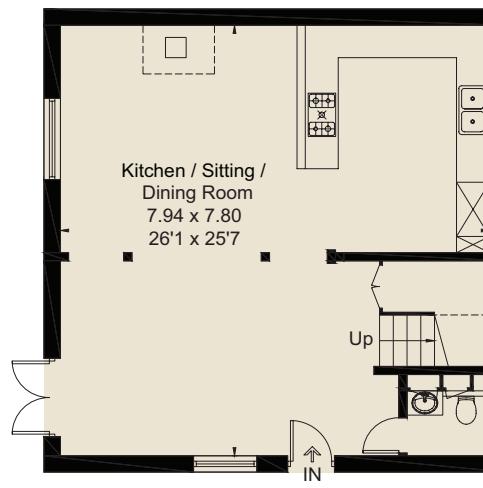


(Not Shown In Actual  
Location / Orientation)

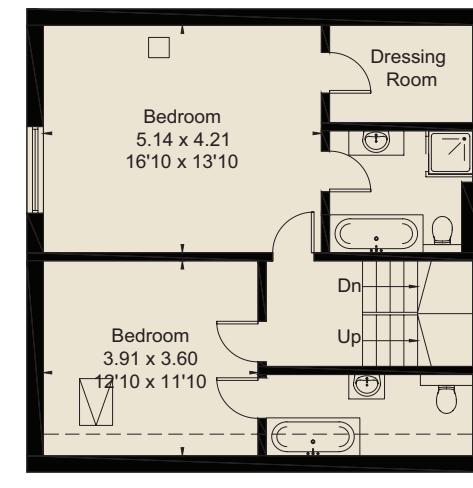


Second Floor

[—] = Reduced head height below 1.5m



Ground Floor



First Floor

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	55	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

