

established 200 years

# Tayler & Fletcher



## Lower Upton Farmhouse Upton, Burford OX18 4LX

**£3,500 PCM**

*NO FURTHER APPLICATIONS ARE BEING ACCEPTED.*

*A Grade II listed detached Cotswold stone farmhouse overlooking the Windrush Valley in the heart of The Cotswolds.  
Five bedrooms, four bathrooms, great hall and two further reception rooms.  
Additional barns with stabling and grazing also available.*

*Available unfurnished or part furnished on Long-Term Internal Repairing Agreement.*

**Deposit £10,000**

[taylerandfletcher.co.uk](http://taylerandfletcher.co.uk)

## LOCATION

Lower Upton Farmhouse is located in a small rural hamlet overlooking the Windrush Valley, approximately one mile west of the historic medieval Cotswold town of Burford and within the Cotswolds Area of Outstanding Natural Beauty.

Burford provides an excellent range of local shops and amenities, including a baker, butcher, post office, general store, library and doctor's surgery. In addition, there are antique shops, boutiques, restaurants, famous coaching inns and public houses.

Primary and secondary schools nearby include Burford School and Cokethorpe School near Witney. There is also Hatherop Castle and St Hugh's towards Faringdon.

From Burford, the area's larger commercial centres of Cheltenham (22 miles), Cirencester (19 miles) and Oxford (19 miles) are within easy travelling distance with access to the motorway network via the A40 and the M4 to the south. There are main line rail services to London Paddington (80 minutes) at Charlbury (8 miles), Kemble (22 miles) and Kingham (8 miles) and a comprehensive local bus network. Meanwhile, Daylesford Organic Farmshop and Spa (10 miles), Estelle Manor, Private Members Club (11 miles) and Soho Farmhouse (17 miles) are nearby.



## DESCRIPTION

NO FURTHER APPLICATIONS ARE BEING ACCEPTED.

Lower Upton Farmhouse comprises an impressive detached Grade II listed Cotswold stone farmhouse believed to date from the early 16th century and later remodelled restored during the 19th century and more recently and may have formed part of Upton Mill mentioned in 1521.

The accommodation is arranged over three floors and includes an attic and wine cellar, five bedrooms, four bathrooms, a sitting room, great hall, study/library, kitchen, utility room, boot room and cloakroom. There are further

outbuildings.

The property occupies a lovely private rural position on the valley side enjoying lovely views out over the Windrush valley towards Burford

This rare and unique property is available on a long-term internal repairing lease. The interior of the property is traditional in design and layout and not contemporary. The property has benefitted from some recent upgrades within the kitchen and bathrooms. New tenants would be responsible for all internal repairs. Please call Tayler & Fletcher agents for more information.



## APPROACH

The farmhouse is approached by an in and out gravel driveway with large gravel parking area in front of the house.

## Entrance Hall

The main entrance is entered via double width Cotswold stone steps.

## The Great Hall 28'0" x 18'6" (8.55 x 5.66)

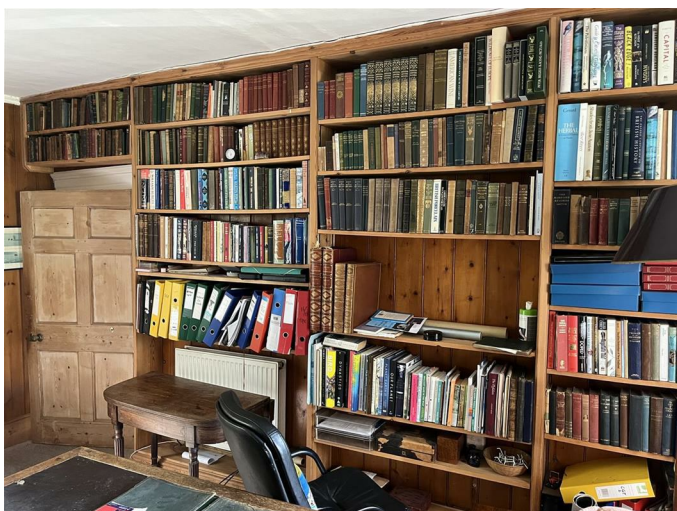
Comprises an impressive double height reception room with vaulted ceiling, inglenook fireplace and substantial timber door to the front of the property and enjoying a lovely outlook over the Windrush valley. Recessed ceiling spotlights.



**Sitting Room 18'4" x 16'9" (5.60 x 5.11)**  
With inglenook fireplace and door to garden and with a separate Cloakroom to one side.



**Study /Library 16'4" x 16'0" (4.98 x 4.88)**  
A wood panelled room with extensive book shelves.



**Kitchen 20'6" x 16'1" (6.27 x 4.91)**  
A large farmhouse kitchen with Aga and built in units.

### Utility & Boot Room

With doors and windows to the side. With electric and plumbing for washing machine and with access to a large store room.

### First Floor via West Turret Staircase

The west staircase leads to the first floor to Bedrooms 2, 3 and 4 and up again to the second floor to Bedroom 5

### First Floor via East Staircase

East staircase leading to Bedroom 1 with en-suite bathroom.

### Wine Cellar

Located on the south side of the property beneath the study/library with access from the Sitting Room.

### OUTSIDE

The extensive gardens and grounds are set principally to the East and South of the house, being private and laid mainly to lawn. There is a lovely outlook to the North towards the River Windrush.



### OUTBUILDINGS

Two substantial detached Cotswold stone barns comprising the Stable Barn laid out with 4 American style stables with an adjacent feed room and tack room.

Secondly, the Owl Barn - a large stand alone barn which has been used for entertaining and with potential for storage for cars. There is further stabling potentially available.

Both barns are available under a separate agreement.



### **PASTURE LAND - available by separate agreement**

To the east and west of the Farmhouse. Up to 15 Acres potentially available by separate agreement.



### **LONG TERM LEASE**

Lower Upton Farmhouse is available on a long-term (minimum 5 years) internal repairing lease agreement or company let

This is a legal document drawn up by landlords lawyers and costs shared with tenants.

Other agreements for discussion and negotiation

### **VIEWING & AGENTS NOTES**

Please contact Tayler & Fletcher to arrange a viewing or to discuss this property in greater detail.

Caroline August 07850 295333 / 01993 220579

The property will be managed by Tayler & Fletcher.

### **UTILITIES AND SERVICES**

Mains water and electricity are connected.

Oil fired central heating.

Private drainage system.

### **LOCAL AUTHORITY**

West Oxfordshire District Council, Elmfield, New Yatt Road, Witney, Oxfordshire

### **COUNCIL TAX**

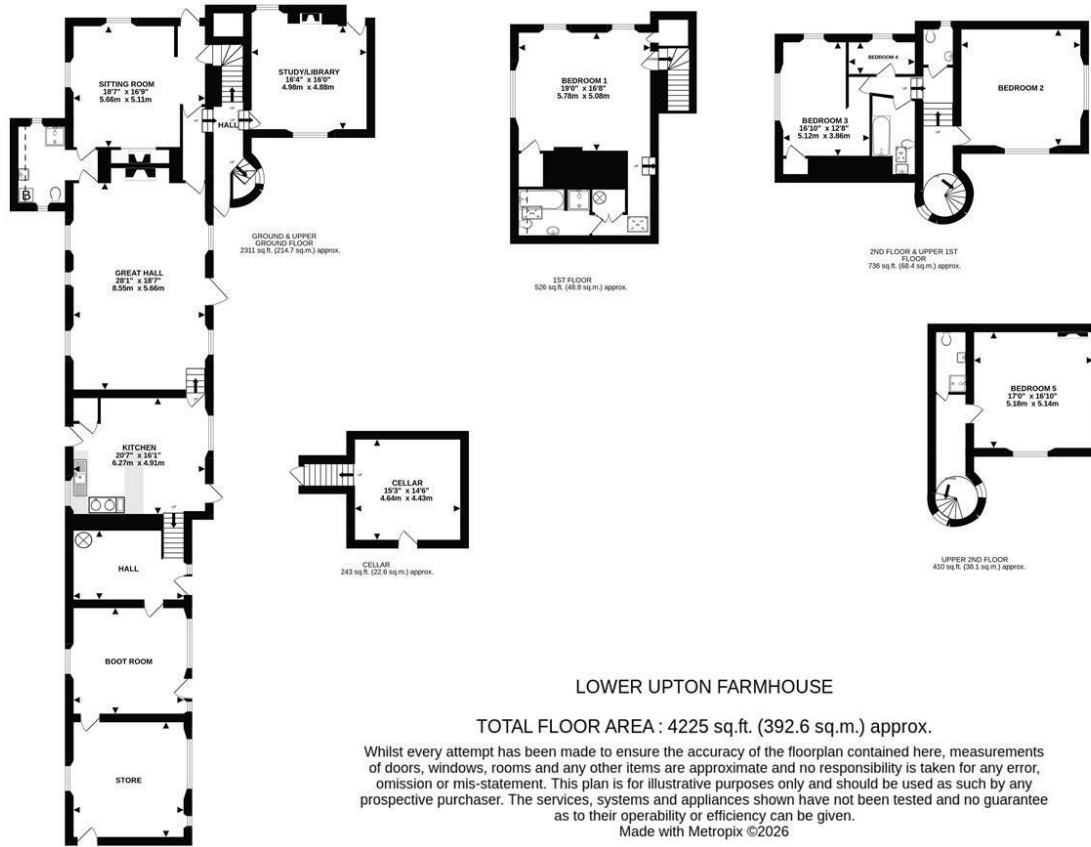
Council Tax band D.

Rate Payable for 2026/ 2027: 2,447.45

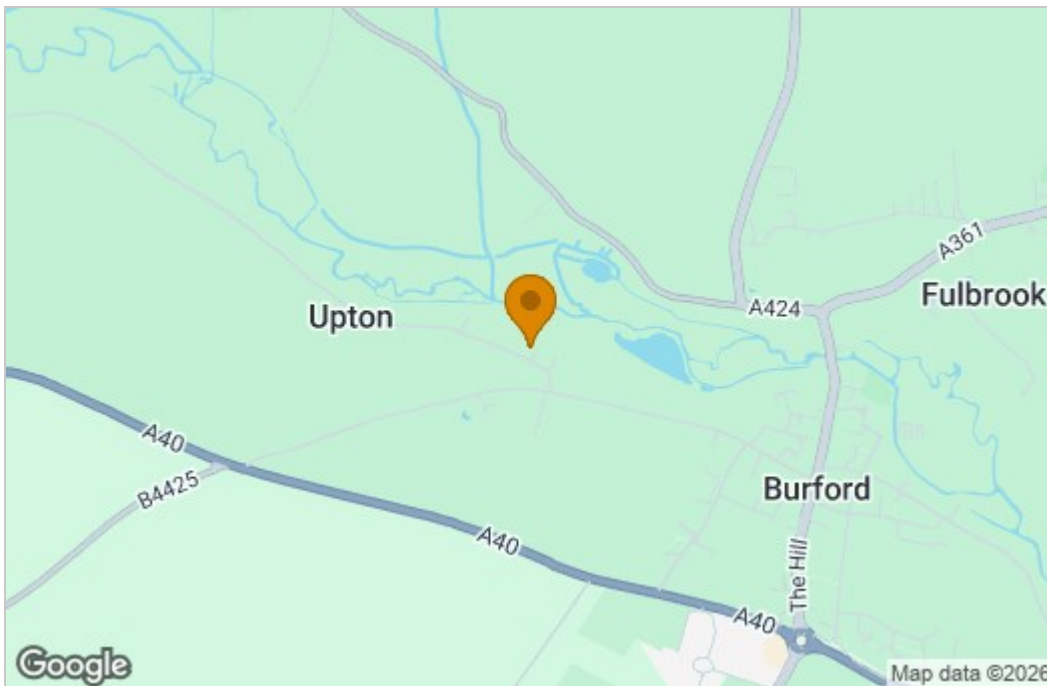
### **EPC**

EPC Exemption for Grade II Listed Building

# Floor Plan



# Area Map



# Energy Efficiency Graph

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