

BURFORD HOUSE

GREAT ROLLRIGHT, OXFORDSHIRE





Burford House

Great Rollright, Oxfordshire

An immaculate and bright, detached Cotswold stone house with a double garage, parking and gardens

GROUND FLOOR

Drawing Room • Dining Room • Kitchen/Breakfast Room • Walk-in Pantry • Sitting Room • Utility • Cloakroom

FIRST FLOOR

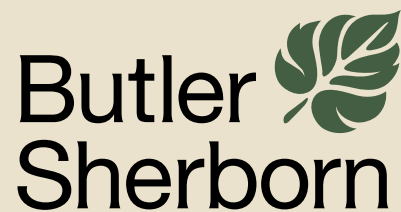
Main Bedroom with adjoining Bathroom • Guest Bedroom with adjoining Shower Room
Two further Bedrooms • Family Bathroom • Spacious Landing

SECOND FLOOR

Two further Bedrooms

OUTSIDE

Impressive front lawned Garden • Generous, detached double Garage • Storage floor above the garage
Enclosed rear Garden with terrace • Parking for at least 6 cars • Countryside views • All set in 0.44 acre



Stow-on-the-Wold Office

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DESCRIPTION

Burford House is set within approximately 0.44 acres of very well-maintained gardens. This impressive and spacious home of approximately 3,294sqft, was built in 2000 and is set on the edge of the village, surrounded by lovely countryside with rural views. This most attractive modern Cotswold stone house is well-presented throughout, has well-proportioned rooms, some high ceilings and versatility for family living.

A generous porch leads into a spacious hallway. The welcoming drawing room features an impressive Cotswold stone fireplace with a wood burner, double doors lead out onto the raised west facing terrace, which has lovely views beyond. A well-appointed kitchen/breakfast room has a Total Control electric Aga set in the alcove and ample space for everyday dining, complemented by a separate formal dining room, all of which is ideal for entertaining, as these rooms also open out on to the terrace with views. A cosy sitting room provides flexibility for home working or relaxation. Additional conveniences include a utility room, a walk-in pantry and cloakroom.

Upstairs, the property offers two generously sized bedrooms with adjoining bath or shower rooms. Two further double bedrooms are also located on this floor, along with the family bathroom. The second floor features two additional bedrooms, perfect for extended family, guests, or adaptable use such as hobby rooms or office space.

Lonsdale Court is a private no-through road. Burford House is approached via a drive alongside the front lawned garden with trees, shrubs and well-maintained flower borders. The gravelled drive leads to ample off-road parking and the detached double garage with a staircase and a floor above which has potential for conversion (subject to the necessary planning consent). The east facing courtyard, is fully enclosed and provides an alternative location for outdoor



entertaining. To the rear, the enclosed garden with the raised west facing terrace and a wooden pergola provides an ideal setting for outdoor dining and entertaining and enjoying the sun set on the green hills behind. The flat lawn below is perfect for children to play, with a pretty wooden summer house, all bordered by attractive estate fencing, Cotswold stone walling and hedging interspersed by some mature trees.

This exceptional family home offers space, flexibility, and an idyllic rural outlook, perfect for a couple or family seeking a balance between countryside living, modern convenience and easy access to members clubs, train stations, good schools and the countryside.

Great Rollright is a small rural village situated on the eastern edge of the Cotswold Hills close to the market town of Chipping Norton. Amenities within the village includes Wyatt's Farm Shop, a Primary School, village hall and a Parish Church. The general area is ideal for walkers and cyclists with a network of footpaths and bridleways.

SERVICES

Mains water, electricity and private drainage (emptied yearly). Oil fired central heating. Total Control Electric Aga. Gigaclear Broadband (No tests to the suitability of services have been carried out).

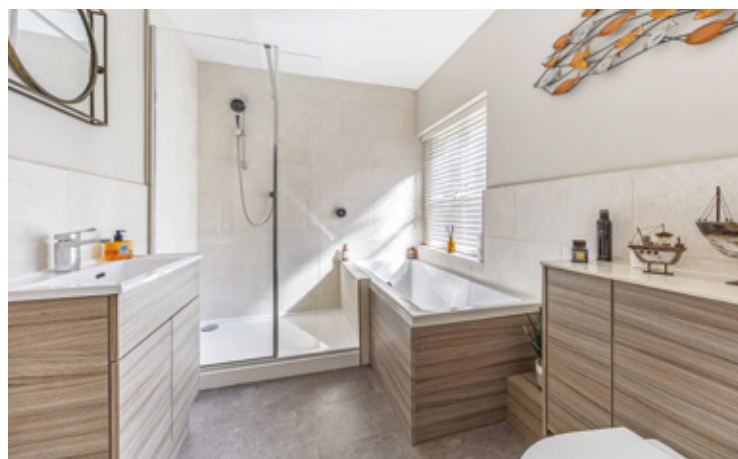
Annual fee to Manor Farm Barns Ltd for the upkeep of Lonsdale Court. Each property on Lonsdale Court has one Director of the company, of which 10 homes are included.

EPC

Rating 72 (C)

COUNCIL TAX

Band G



FIXTURES & FITTINGS

Only those items mentioned in these particulars are included in the sale. All other fixtures and fittings are expressly excluded but may be available to purchase 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.

LOCAL AUTHORITY

West Oxfordshire District Council, Woodgreen, Witney, Oxfordshire, OX8 6NB.

T: 01993 861000 | W: www.westoxon.gov.uk

VIEWINGS

Please telephone Butler Sherborn, Stow-on-the-Wold office - T: 01451 830731 | E: stow@butlersherborn.co.uk

DIRECTIONS (OX7 5RB)

On entering the village from Chipping Norton turn left in to Lonsdale Court, Burford House can be found directly in front of you, the drive veers left as the road drifts right.

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Towns

Chipping Norton 2.7 miles
 Banbury 11.4 miles
 Stow on the Wold 12.3 miles
 Oxford 22 miles
 Stratford up on Avon 19.9 miles



Pubs

The Red Lion, Long Compton 2.7 miles
 The Norman Knight, Whichford 2.9 miles
 The Chequers, Churchill 5.9 miles
 The Wild Rabbit Kingham 7.6 miles
 The Bull Charlbury 9.6 miles



Schools

Great Rollright Primary School 0.5 mile
 Chipping Norton School 3.6 miles
 Sibford School 5.3 miles
 Kitebrook School Prep School 6.4 miles
 Bloxham School, 10.4 miles



Train Stations

Kingham Station 8.2 miles
 Moreton in Marsh station 9.2 miles
 Charlbury 10.0 miles
 Banbury 11.9 miles
 Oxford Parkway 19.0 miles



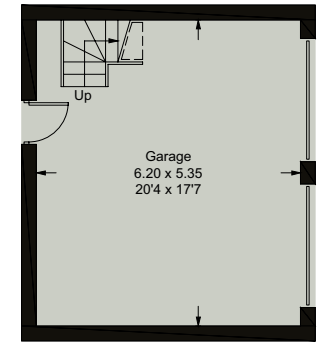
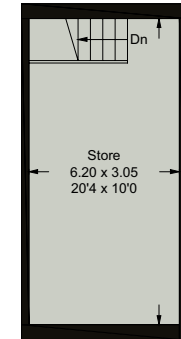
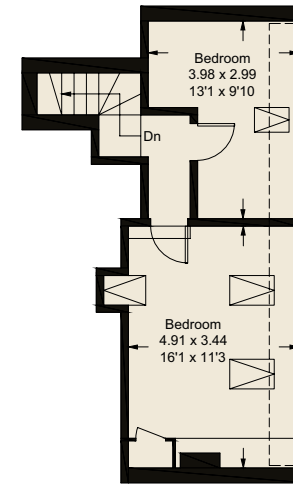
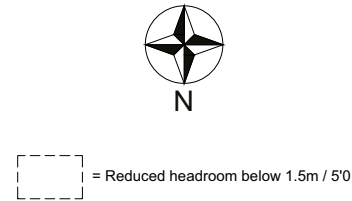
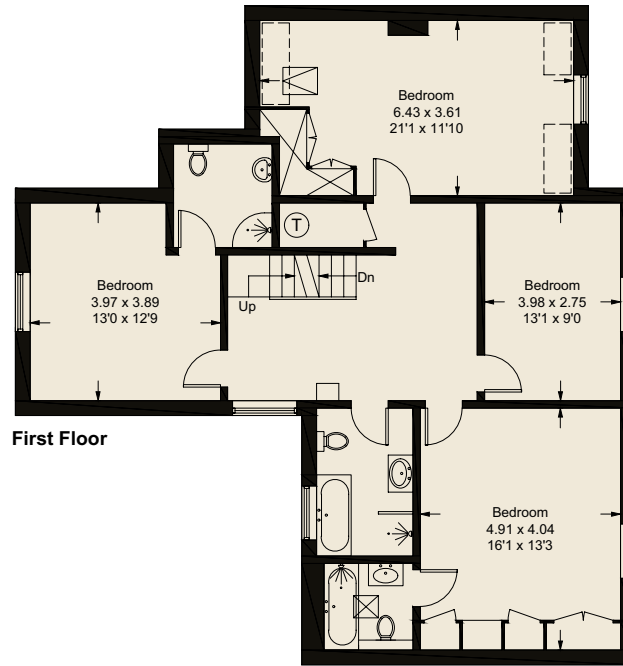
Membership Clubs

Soho Farmhouse 8.4 miles
 Daylesford Organic/Bamford 9.1 miles
 Estelle Manor 15.7 miles

Burford House

Approximate Gross Internal Area = 253.8 sq m / 2732 sq ft
 Garage / Store = 52.2 sq m / 562 sq ft
 Total = 306.0 sq m / 3294 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1297051)



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