

Furrow Farmhouse

Sutton-under-Brailes, Oxfordshire



TO LET

A detached family house, situated in an idyllic rural location with far reaching views

Accommodation

Entrance Porch • Sitting Room • Kitchen/Breakfast/Dining Room • Utility Room • Shower Room
3/4 Bedrooms • En-suite Shower Room • Family Bathroom • Dressing Room/Study
Driveway Parking & Integral Double Garage • Gardens wrapping around the property

Description

Furrow Farmhouse is a light and well-presented family house, with stunning panoramic views over the surrounding countryside. Built in 2014, the farmhouse has been designed to provide adaptable accommodation over two floors with quality modern fixtures and fittings throughout. The property is accessed through double gates onto an extensive driveway which leads to private parking for a number of vehicles and an integral double garage.

Agricultural Restriction

A planning restriction on this property limits a tenant/s occupation to be that of a person/s solely or mainly working in the locality, in agriculture, forestry, or related rural industry along with their dependants and or widow/widower.

Situation & Amenities

Shipston-on-Stour 5 miles • Chipping Norton 9 miles • Stratford-upon-Avon 16 miles • Warwick 21 miles
(all distances approximate)

Furrow Farmhouse is located in a rural position, on the outskirts of the quiet and peaceful village of Sutton-under-Brailes, in the Cotswolds Area of Outstanding Natural Beauty.

Schools

Primary education: Brailes C of E Primary School (2 miles), Shipston-on-Stour (5 miles)
Secondary & Independent Schools: Shipston-on-Stour (5.5 miles), Kitebrook, Morton-in-Marsh (7 miles), Bloxham School (10 miles), Sibford Ferris School - ages 3-18 (5 miles) & Tudor Hall (11 miles).

Shopping & Recreational

Shipston-on-Stour, Moreton-in-Marsh & Chipping Norton provide everyday shopping facilities. The larger centres of Stratford-upon-Avon, Banbury & Oxford provide more extensive shopping & recreational facilities.

Transport Links

The location benefits from excellent road and rail connectivity, with direct access to the M40.
Direct Train services from Banbury to Marylebone approx. 1 hour and Moreton-in-Marsh, direct to London Paddington approx. 1.5 hours





Fixtures and Fittings

Available to let **Unfurnished**. Integral cooker, dishwasher, fridge and freezer. Utility Room: spaces for washing machine and tumble dryer. There is a woodburning stove in the Sitting Room.

(Please note items shown in marketing material or during a viewing are subject to change prior to a tenancy commencing).

Services

🚰 Mains water ⚡ Mains electricity 🗑️ Septic tank drainage

🔥 Oil fired central heating & LPG gas for the cooker

☎️ Telephone services available, subject to packages and transfer regulations.
Accessibility can be checked online via: checker.ofcom.org.uk

Outgoings

The tenant(s) will be responsible for all outgoing and running costs during the tenancy, to include Council Tax and 5 weeks rent as security deposit.

Council Tax Band E. Stratford-upon-Avon – Telephone: 01789 267575

Viewings

Strictly by appointment – Telephone 01993 822325.

Directions OX15 5FL

Travelling from Chipping Norton on the Banbury Road, towards the A44 to Oxford (signed 'through traffic'), proceed to the roundabout and take the 1st exit onto the A3400 signposted to Stratford. Continue on this road for approximately 7 miles and then turn right signposted Brailes (4 miles). Continue through the villages of Cherrington and Stourton and on leaving the village of Stourton after approximately ½ a mile and as the road bends left signed to Sutton-under-Brailes, take the right turning to Sibford 5 and Hook Norton 6 miles. Continue on this road for a further 500 yards where the driveway for Furrow Farmhouse will be found on the left hand side, after the access Furrow Farm.

What3Words: ///tend.reception.scorch





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Disclaimer

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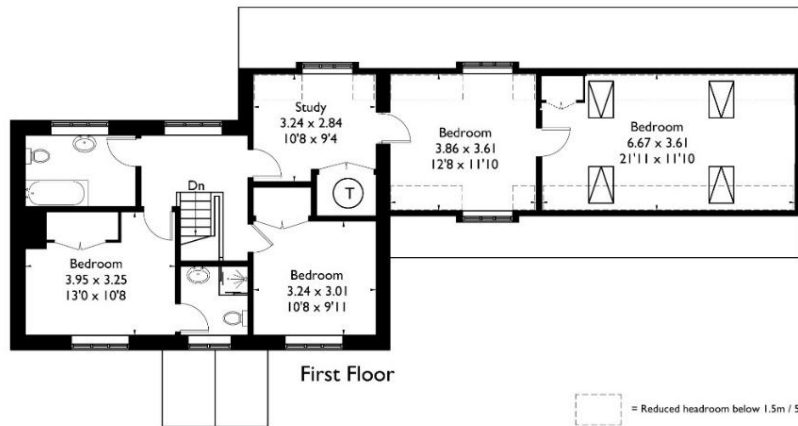
BRITISH
PROPERTY
AWARDS

2025 - 2026

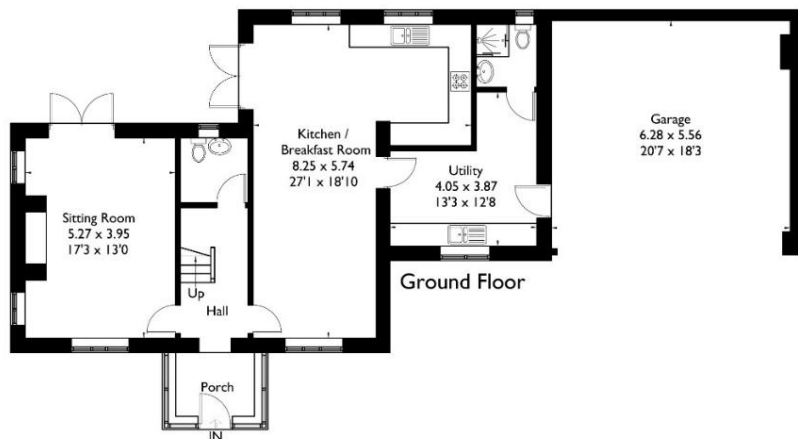
★★★★★

GOLD WINNER

LETTING AGENT IN
BAMPTON, BURFORD
& CARTERTON



= Reduced headroom below 1.5m / 5'0"



Furrow Farmhouse,
Green Lane,
Sutton under Brailes,
Oxfordshire,
OX15 5FL

Approximate Gross Internal Area
220.5 sq m / 2373 sq ft (Includes Garage)



Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B		
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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This plan is for layout guidance only.
Drawn in accordance with
RICS guidelines. Not drawn to
scale, unless stated. Windows &
door openings are approximate.
Whilst every care is taken in the
preparation of this plan, please check
all dimensions, shapes & compass
bearings before making any
decisions reliant upon them.