established 200 years

Tayler & Fletcher

North Fourshire Farm, London Road

Moreton-In-Marsh, GL56 0PF

Guide Price £1,500,000

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A rare opportunity to acquire a farmhouse with accompanying barns, set within approximately 16 acres, offering significant potential and requiring extensive refurbishment throughout.

Location

North Fourshire Farm is situated a mile east of Moreton-in-Marsh, an attractive market town in the heart of the North Cotswolds, offering an excellent range of everyday amenities. The town provides a variety of national and independent retailers, supermarkets, cafés, restaurants, hotels, a primary school, health facilities and leisure amenities, together with a market every Tuesday and excellent community services. Moreton-in-Marsh railway station offers direct main line services to London Paddington in approximately 1 hour 30 minutes.

The town is well positioned for access to a number of popular Cotswold centres including Stow-on-the-Wold (4.4 miles), Chipping Norton (8.5 miles), Stratford-upon-Avon (18 miles), Cheltenham (22 miles) and Oxford (28 miles), whilst the M40 motorway can be joined at Banbury (approximately 20 miles). The area is also ideally placed for access to Soho Farmhouse and Daylesford Organic. Excellent schooling in the area includes both Kingham Hill School and Kitebrook Prep School.

Description

A uniform ring fenced plot extending to 16 acres in total. North Fourshires Farm comprises detached stone build farmhouse adjoining a series of brick, stone and fabricated farm buildings and associated yard area. the land then extends to approximately 13 acres of pasture within which there is a further steel framed agricultural building. In addition there is a approximately 0.3 acres of woodland, which along with the mature hedgerow trees surrounding the property provides a nice screen from the adjoining road.

The farm buildings include, three red brick buildings directly adjacent to the dwelling house, with a total footprint of approximately 128 square meters. The property then benefits from a characterful two storey stone build traditional farm building, which footprint is approximately 50 square meters. The steel frame agricultural buildings then consist of a Dutch barn with lean-to constructions off each side extending to circa 625 square meters.

Services

Mains water and electricity. The farmhouse and mobile home have independent septic tanks.

Directions

From Moreton-in-Marsh, head east on the A44. Continue for approximately one mile after leaving the town, and North Fourshire Farm will be found on the left-hand side, immediately after the Four Shires Stone.

What3Words ///scorpions.head.piled

Local Authority

Please note the property lies within two local authorities. The house and garage lie in West Oxfordshire District Council (WODC) and the land lies in Stratford District Council (SDC).

Council Tax

West Oxfordshire Band F

Tenure

Freehold with vacant possession upon completion.

The Land
Currently all fields are kept as grassland, it is principally classified as grade 4 agricultural land. We are unsure of previous grass management activities, but are aware that the land and buildings have been used for livestock farming over the past years leading up to this sale. Segregated into a series of fields, there is stock fencing dividing and surrounding the land, however this is somewhat dilapidated.

Rights of Way
We understand and are advised that there are no private or public rights of way which cross the land

Fixtures and Fittings
Only those specifically mentioned within the sale particulars are included in the sale. Please note that we have not tested the equipment, appliances and services in this property. Interested applicants are advised to commission the appropriate investigations before formulating their offer to purchase.

Wayleaves and Easements
The land is sold with the benefit of all rights of way (whether public or private), light, support, drainage, water supplies and other rights and obligations, easements, quasi-easements and restrictive covenants and all wayleaves for poles, stays, cables, drains and water, gas and other pipes, whether referred to in the General Information, particulars or special conditions of the sale or otherwise and subject to all outgoings or charges connected with or chargeable whether mentioned or not.

Designations
The property is situated outside the Cotswold National Landscape, and is NOT designated in a flood zone, conservation area or SSSI, SAC or SPA.

Note to Buyer
Please note that the farmhouse is currently considered uninhabitable and is exempt from EPC requirements.

Viewing
Accompanied viewings STRICTLY BY APPOINTMENT ONLY.

Please contact our Chipping Norton office on 01608 644344 if you wish to arrange a viewing appointment for this property or require further information.

Heath and Safety
When viewing the land with the agent, please ensure you wear appropriate sturdy footwear, as the terrain may be uneven, slippery, or contain hidden hazards. Please also remain vigilant when undertaking the viewing. Please take care when near all buildings and structures, which are NOT to be entered. No under 18’s permitted on viewings. We do not take any responsibility for unaccompanied viewings.

All viewings are undertaken at the visitor's own risk; please report any identified hazards or incidents to the site host immediately.

Site Plan

Produced on Land App, May 5, 2026.
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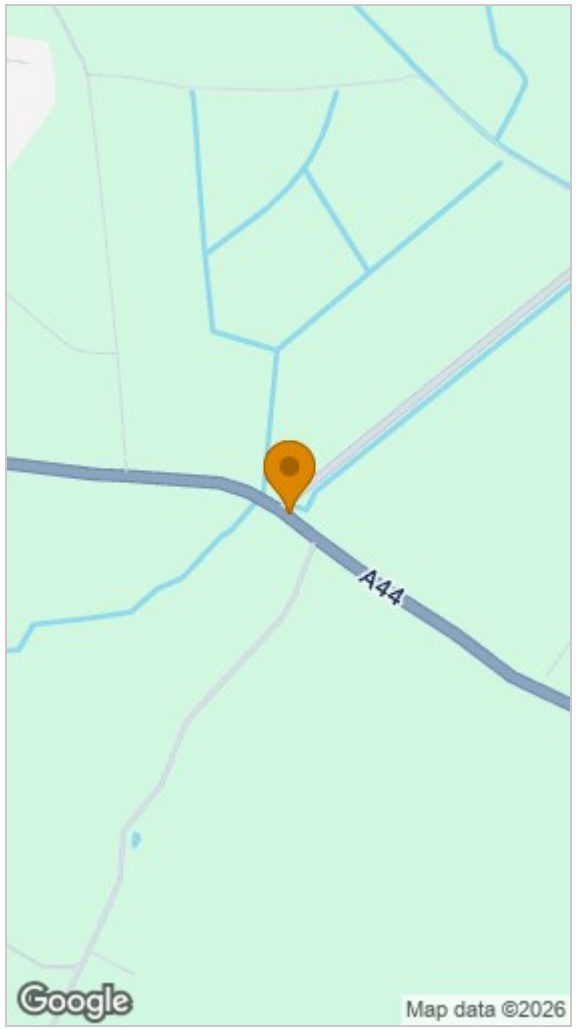
Area Map



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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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