

*The*  
BRIDGE HOUSE

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BRIDGE STREET, SHILTON, BURFORD, OX18 4AA







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Burford 3 miles | Witney 7 miles | Charlbury Train Station 12 miles (London Paddington from 71 minutes)  
Oxford 22 miles | Cheltenham 25 miles | Heathrow International Airport 61 miles | Central London 74 miles  
(All distances and times are approximate)

*‘A 17th-century country house set within nearly  
10 acres of stunning Oxfordshire countryside’*

5 Reception Rooms | 5 Bedrooms | 3 Bath/Shower Rooms | 2 Bedroom Cottage  
Leisure Complex | Double Garage (storage for 4 cars) | Carport (storage for 3-6 cars)  
BBQ Hut | 2 Greenhouses

**In all about 9.09 acres**



**Viewing by appointment only.**

These particulars are intended only as a guide and must not be relied upon as statements of fact.  
Your attention is drawn to the Important Notice on the last page of the brochure.





## SITUATION

The village of Shilton lies within a conservation area and is centred around a pretty village green with a ford to cross the Shill Brook. Within the village is the popular 17<sup>th</sup> Century Rose and Crown pub as well as a village hall and church. The larger town of Burford is three miles away and provides local and boutique shopping, restaurants and schooling. The popular towns of Cirencester, Witney and Lechlade are within easy reach as well as Oxford and Cheltenham, which provide extensive shopping, cultural and recreational opportunities. Sporting facilities within easy reach include racing at Cheltenham and Newbury, golf at Burford and Frilford Heath. The surrounding countryside provides excellent country walks and riding. Good regional theatres are available in Oxford, Cheltenham and the world-famous RSC at Stratford-upon-Avon.



## EDUCATION

Oxford is world renowned for its culture and heritage, not least due to the University. The area well regarded for its extensive range of excellent schools with The Dragon, Cothill and St Hugh's, Summerfields, Oxford High and Magdalen College School and St Edwards at Oxford. Abingdon School, St Helen's & St Katherine's, Radley, the Cheltenham Colleges, Kitebrook at Moreton-in-Marsh and Tudor Hall near Banbury, all nearby.

## THE COTSWOLDS

Famous for its quintessential market towns and honey-coloured cottages, the rolling Cotswolds is a designated conservation Area of Outstanding Natural Beauty. With an abundance of far-reaching views as well as some of the country's most picturesque villages and properties, there is a wonderful range of award-winning hotels, pubs and world-class restaurants. Additionally, there is an array of interesting market towns throughout the area with numerous boutique shops, restaurants and farmers markets.

## RESTAURANTS

- The Double Red Duke, Clanfield
- The Swan, Swinbrook
- The Bell, Langford
- The Farmer's Dog, Asthall
- The Bull, Burford
- Thyme, Southrop

## LEISURE AND SPORTING

- Estelle Manor Hotel and Private Members' Country Club
- Horse Racing at Cheltenham
- Cheltenham Festivals, including the Literature Festival and Cricket Festival
- Wilderness Festival at Cornbury Park
- Oxford plays host to numerous events and cultural activities
- Soho Farmhouse
- The Club by Bamford at Dalvesford





## The BRIDGE HOUSE

Set within nearly 10 acres of stunning Oxfordshire countryside on the outskirts of the sought-after village of Shilton, The Bridge House is a beautiful 17<sup>th</sup> Century, Grade II listed country house that has been meticulously renovated and modernised. A wonderful family home that retains its character and charm with period features and offering superb views across its expansive gardens and grounds.

A highlight of the property is the exceptional Cotswold stone leisure complex, which includes both indoor and outdoor swimming pools, gym, party room/games room, Klafs steam room and sauna, and two changing rooms. The outdoor pool area is completely private, featuring a striking copper cascade slide by Splinterworks and a bar - perfect for entertaining.



The gardens are particularly impressive, with formal lawns, herbaceous borders, mature specimen trees, and a picturesque trout pond. There is a large, terraced seating area, a purpose-built indoor BBQ hut, vegetable and flower gardens with greenhouses, all thoughtfully designed for outdoor living.

For car enthusiasts, the garaging at The Bridge House includes stacker ramps to allow four vehicles to be stored in addition to a three-bay carport.

The self-contained two-bedroom cottage has been fully refurbished and offers ideal guest or staff accommodation. The grounds also include pastureland, a field shelter, and an orchard.

Overall, The Bridge House is an outstanding family home that combines period charm with luxurious modern amenities, designed with entertaining and first-class country living in mind.

*‘The Bridge House is a beautiful 17<sup>th</sup>-century, Grade II listed country house that has been meticulously renovated and modernised.’*















Garaging, Carport and Cottage



Cottage



Cottage



Cottage



Pool House - Entertainment Room





*‘A highlight of the property is the exceptional Cotswold stone leisure complex, which includes both indoor and outdoor swimming pools, gym, party room/games room, Klaf’s steam room and sauna, and two changing rooms.’*

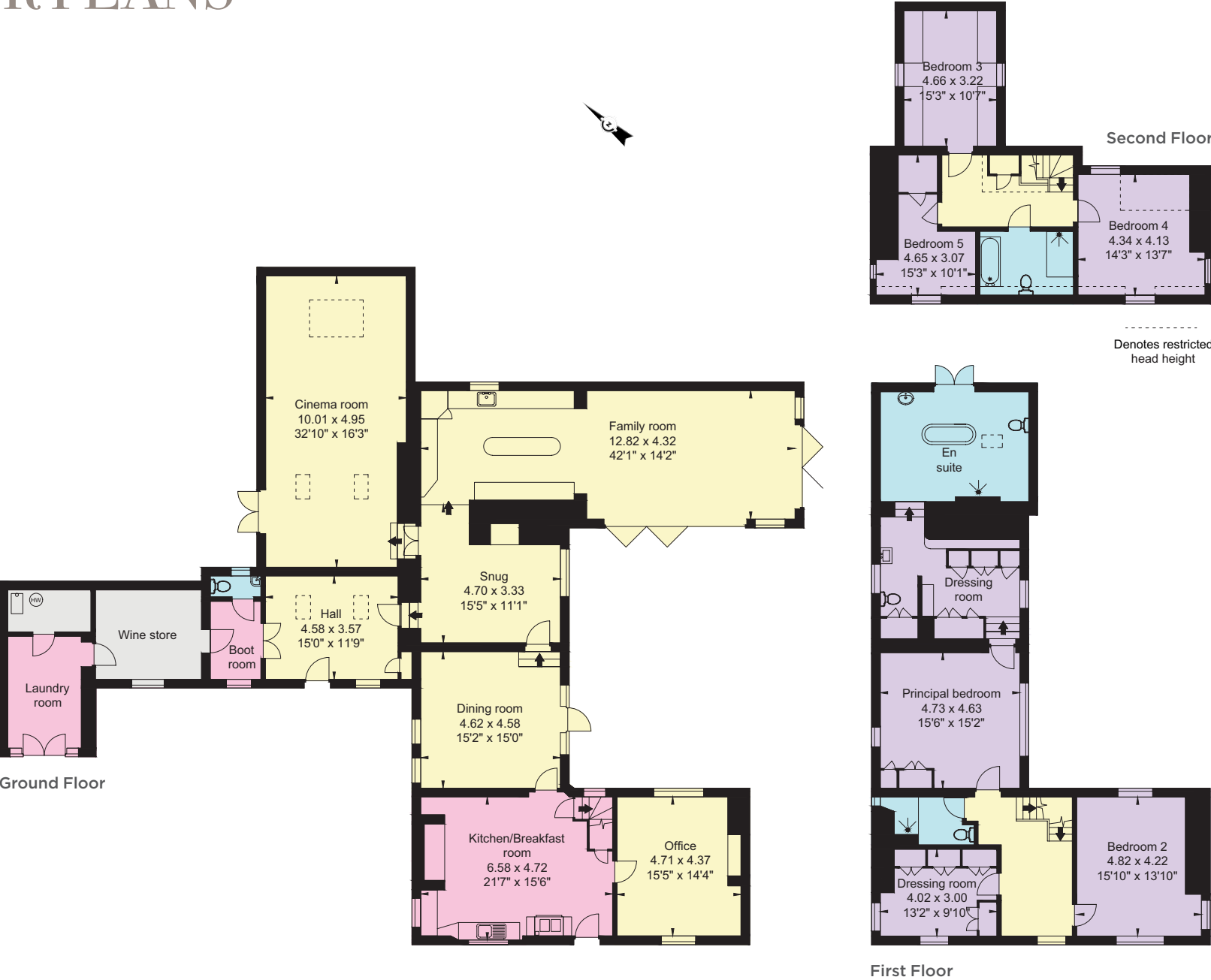








# FLOOR PLANS



Approximate Gross Internal Floor Area:

**House:** 451.5 sq m (4,860 sq ft)

**Pool House:** 339 sq m (3,650 sq ft)

**Cottage:** 83 sq m (895 sq ft)

**Outbuildings:** 201 sq m (2,164 sq ft)

**Total:** 1,074.5 sq m (11,569 sq ft)

inc. restricted head height

*For identification only, not to scale.*







# GENERAL REMARKS

## SERVICES

Mains water, electricity and drainage. Oil fired central heating. Fibreoptic broadband is connected. Air source heat pump for the pool.

## LISTING

Grade II listed.

## METHOD OF SALE

The property is offered freehold by private treaty with vacant possession, subject to the occupancies and terms of existing tenancies, on completion.



## WAYLEAVES EASEMENTS AND RIGHTS OF WAY

The Bridge House is sold subject to and with the benefit of all matters contained in and referred to in the title deeds together with all existing rights of way whether public or private, including wayleaves, easements, covenants, restrictions and obligations whether specifically mentioned in these sale particulars or not. The buyer(s) shall be deemed to have full knowledge of the boundaries and the ownership thereof.

## COUNCIL TAX

Council tax band H.

## LOCAL AUTHORITY

West Oxfordshire District Council.

## LOCATION

What3words ///clings.bulbs.dubbing



Fixtures and Fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Viewing strictly by appointment only.  
Please contact:

**Knight Frank Country Department**  
55 Baker Street  
London  
W1U 8AN

**James Walker**  
+44 (0) 20 7861 1186  
[james.walker@knightfrank.com](mailto:james.walker@knightfrank.com)

**Knight Frank Oxford**  
274 Banbury Road  
Summertown  
Oxford OX2 7DY

**Damian Gray**  
+44 (0) 1865 264 851  
[damian.gray@knightfrank.com](mailto:damian.gray@knightfrank.com)

[www.knightfrank.com](http://www.knightfrank.com)





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