



Frieslands
Shilton | Burford | Oxfordshire | OX18 4AW

 FINE & COUNTRY

FRIESLANDS



*An enchanting Cotswold country home with
equestrian facilities, separate two bedroom annexe,
and circa 7 acres.*



Set within circa 7 acres of idyllic Cotswold countryside, this delightful Cotswold stone residence offers a rare combination of rural tranquillity, character, and lifestyle living. The property presents an attractive traditional façade with a welcoming oak-framed porch, while to the rear a beautifully designed stone terrace provides an idyllic setting for outdoor entertaining and relaxation.

The property is particularly well-suited to equestrian enthusiasts, featuring six stables, a tack room, barn, and 20x40 manege, together with well-arranged paddocks that create an exceptional private equestrian environment.

To the rear, landscaped gardens and a generous stone terrace provide a perfect setting for outdoor living. A charming balcony leads from the principal bedroom, enjoying views across the gardens and an attractive water feature below, while the surrounding grounds offer a wonderful sense of privacy with far-reaching outlooks across the adjoining paddocks and open countryside beyond.

Further enhancing the versatility of the property is a separate two-bedroom annexe, ideal for multigenerational living, guest accommodation, or potential ancillary income. In addition, the property benefits from a triple garage and workshop, providing excellent storage, parking, and practical workspace.

Surrounded by open countryside, yet within easy reach of nearby villages and market towns, this delightful home offers an exceptional opportunity to enjoy the quintessential Cotswold lifestyle.



- Circa 7 acres of picturesque Cotswold countryside
- Charming Cotswold stone residence
- Landscaped gardens and expansive stone terrace for entertaining
- Superb private equestrian facilities with six stables and manege
- Tack room, barn, and well-arranged paddocks
- Principal bedroom with balcony overlooking gardens and water feature
- Versatile two-bedroom annexe for guests or multigenerational living
- Triple garage and workshop offering excellent storage and workspace
- Peaceful rural setting with far-reaching countryside views

STEP INSIDE

Ground Floor

A bright and welcoming reception porch and hallway immediately sets the tone for the home, featuring a vaulted ceiling, exposed beams, and characterful herringbone brick flooring, creating a striking first impression.

Leading off the hall is a charming and cosy snug, complete with part-panelled walls, a characterful exposed Cotswold stone fireplace with wood-burning stove, and windows overlooking the gardens, creating a warm and inviting retreat.

The kitchen forms the heart of the home, featuring bespoke shaker-style cabinetry, granite work surfaces, and a central island ideal for both preparation and informal dining. Exposed ceiling beams and natural stone flooring add further character, while French doors open onto the garden, filling the room with natural light. From here, the accommodation flows seamlessly through to both the dining room and elegant living room, creating a wonderful layout for family living and entertaining.

The living room is a beautifully inviting space, rich in character with exposed timber beams and a striking Cotswold stone fireplace housing a wood-burning stove. Large windows allow natural light to flood the room while framing attractive views across the gardens.

The impressive dining room is a wonderfully light-filled space, enhanced by a striking glazed roof lantern that floods the room with natural light. French doors open directly onto the terrace and gardens, while the exposed Cotswold stone wall and bespoke cabinetry add warmth and character, creating a superb setting for both formal dining and entertaining.





SELLER INSIGHT

“ From the outset, the property felt like it offered everything we had ever hoped for in a home. The equestrian facilities meant my horses could finally be kept at home, something I had always dreamed of. At the same time, there was extensive garaging for my husband's vintage motorbike collection and a dedicated studio space where I could comfortably run my business. It was rare to find a property that supported all three aspects of our lives so perfectly.

Inside, the house flows beautifully from room to room. The layout is semi open-plan, creating a natural sense of connection between the spaces while still allowing for privacy when needed. At its heart is the central reception room, which is wonderfully light and airy. From there, doors open directly onto the patios, creating an effortless transition between indoor and outdoor living that we've enjoyed throughout the seasons.

One of my favourite places in the house is the principal bedroom. Set in its own wing, it feels incredibly private and peaceful. Sunlight pours in during the day, and in the evenings the sunsets can be quite spectacular. It's a calm and restful space, slightly removed from the rest of the house, which makes it feel like a retreat of its own.

The house itself has undergone a complete transformation during our time here. Everything has been renewed - from the roof, windows and electrics to the heating system, plasterwork, kitchen, and bathrooms. The central reception room was completed in early 2022, and the apartment annexe was finished towards the end of 2025, both fully signed off by building control. The result is a home that feels fresh, modern, and well-considered while still retaining its sense of warmth.

For me personally, living here has made everyday life much easier. Having the horses at home has been incredibly special, and the amount of parking has meant I can accommodate my horse box and customers' cars without impacting our own space. Despite being part of the village, the property retains a wonderful sense of privacy, allowing us to enjoy the quiet and the countryside around us.

The garden is another space that has evolved over time. I designed it about seven years ago to be manageable yet full of character, with structured shrubbery and topiary softened by seasonal planting. In summer, the garden really comes into its own, with the main patio enjoying full sun and an upper terrace that's perfect for reading or simply relaxing. The gentle sound of water from the pond adds to the atmosphere, and in the evenings the air fills with birdsong and the calls of owls. With no light pollution, the night skies here are truly beautiful.

We've created many happy memories here, particularly at our annual summer gathering in mid-August when between fifty and a hundred friends and family come together in the front paddock. With electricity from the garage annexe we've hosted live bands, and there's plenty of space for guests to camp and park - those evenings have become a real tradition. The patios and gardens also lend themselves perfectly to relaxed barbecues throughout the year.

Shilton itself has a wonderfully strong sense of community. The Village Hall hosts regular events - from coffee mornings to antique valuation days and Easter egg rolling - and there's also Open Gardens each June. The Rose & Crown pub is a focal point, alongside the chapel and church, and there's even a village oil-buying group and WhatsApp community that keeps everyone connected. While daily life here remains peaceful and private, the wider village always feels welcoming.

My advice to the next owner would simply be to slow down and enjoy it all - the space, the tranquillity, the countryside, and the warmth of the local community. It's a place that rewards those who take the time to appreciate it.*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.













First Floor

The first floor continues the home's charm and character, with a bright and inviting landing leading to the bedrooms and family bathroom.

The principal bedroom is a particularly attractive and spacious room enjoying views across the surrounding countryside. It benefits from fitted wardrobes and French doors opening onto a private balcony, creating a delightful place to enjoy the peaceful rural setting.

Two further well-proportioned double bedrooms provide comfortable accommodation for family or guests, each enjoying pleasant outlooks over the gardens or surrounding countryside.

The stylish family bathroom features a freestanding roll-top slipper bath with overhead shower, offering a relaxing and elegant space in keeping with the character of the home.









STEP OUTSIDE

The property benefits from an excellent range of outbuildings, including stabling, manege, barn, and additional useful outbuildings, together with a substantial building providing workshop space and ancillary two-bedroom accommodation. The annexe has two accesses, one into the main living area and another from the largest bedroom, which allows for both sections to be privately accessed. These versatile facilities offer excellent potential for equestrian use, hobbies, or potential business opportunities.

The surrounding paddocks are well arranged and easily accessible, making the property ideally suited to those with equestrian or smallholding interests.









LOCATION

Shilton is an attractive and picturesque village characterised by beautiful Cotswold stone cottages and traditional stone roofs. At its heart lies a charming ford crossing the Shill Brook, where the gently flowing stream forms a delightful rush-lined duck pond, adding to the village's timeless appeal.

The property is situated just to the west of this enchanting village, which epitomises quintessential Cotswold charm and historic architectural character. Shilton lies approximately two miles south of the historic market town of Burford, often referred to as the 'Gateway to the Cotswolds', offering a variety of boutique shops, pubs, restaurants, primary and secondary schools, and everyday amenities.

The larger centres of Oxford, Cirencester, and Cheltenham are all easily accessible, while excellent road links via the A40 and M40 provide convenient connections to London. Rail services from nearby Charlbury and Kingham stations offer direct trains to London Paddington.



INFORMATION

Services, Utilities & Property Information

Tenure - Freehold

Council Tax Band D for main house & A for annexe - West Oxfordshire District Council

Property Construction - standard - Cotswold stone & tile

Electricity Supply - Mains

Water Supply - Mains

Drainage & Sewerage - Shared private drainage system (septic tank) with shared maintenance costs.

Heating - Oil-fired central heating - there will be maintenance costs so please speak with the agent for more information.

Broadband - FTTP Broadband connection available - we advise you to check with your provider.

Mobile Signal/Coverage - 4G and some 5G mobile signal is available in the area - we advise you to check with your provider.

Parking - Triple garage and driveway parking for 4+ cars.

Directions

The postcode for the property is OX18 4AW.

What3words: ///complain.cyclones.paddle

Viewing Arrangements

Strictly via the vendors sole agent Kathryn Anderson at Fine & Country on 07979 648 748 or 01608 619 919 - kathryn.anderson@fineandcountry.com.

Website

For more information visit <https://www.fineandcountry.co.uk/cotswolds-and-cirencester-estate-agents>



**Approximate Gross Internal Area 1974 sq ft - 183 sq m
(Excluding Garage)**

Ground Floor Area 1238 sq ft - 115 sq m

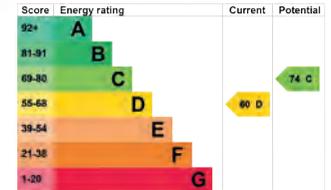
First Floor Area 736 sq ft - 68 sq m

Garage Ground Floor Area 649 sq ft - 60 sq m

Garage First Floor Area 655 sq ft - 61 sq m



Floor Plan Produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Whilst we carry out reasonable due diligence prior to marketing a property to let and endeavour to provide accurate information, prospective tenants are advised to satisfy themselves as to the suitability of the property prior to entering into any agreement. All information is provided to the best of our knowledge and should not be solely relied upon. Responsibility for verifying matters such as council tax banding, utilities, broadband availability, flood risk and any other relevant factors rests with the prospective tenant.



FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

*We value the little things
that make a home*



KATHRYN ANDERSON PARTNER AGENT

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As a partner agent representing Fine & Country Cotswolds and Cheltenham, I bring a wealth of experience and knowledge in the property industry. I have had the privilege of calling the Cotswolds my home for over 30 years and have accumulated more than twenty-five years of experience working for both corporate and independent high-end estate agents in the Cotswolds, South Oxfordshire, and Cheltenham regions. With a personable, dedicated, honest approach, I understand the intricacies of both sellers and buyers in an ever-changing market. I strive to make things as simple and stress-free as possible for all my clients. I can offer a personalised experience tailored to your needs, with transparency, open communication, and integrity, I will look after you through each step of the process, this has earned me many returning vendors in the past, a testament to my client-focused and effective service. When not at work, I enjoy life in the Cotswolds going on country walks with my dog Fleur, property renovation, horse racing, tennis, good restaurants, and fine wine!



"Kathryn is a person to get the job done, if you want a property sold she will definitely do it for you. She is eloquent and efficient. She enabled many viewings by providing a fantastic brochure, video and beautiful photographs. She liaised with me after every viewing, and every step of the way, from start to finish on the sale of my property. She also has great contacts, and provided me with a brilliant solicitor who was also quick and efficient."

"Kathryn Anderson is the most competent agent I have ever dealt with, she's amazing and managed to get a very complicated sale through with ease. Great communication and will call and reply to messages, out of office hours. Wouldn't hesitate to use her again, in fact I wouldn't consider using anyone else. Good job Kathryn you are fabulous!"

THE FINE & COUNTRY
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

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