



I STONELANDS  
SHILTON • OXFORDSHIRE





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A charming Grade II Listed property in a secluded rural location, comprising a five bedroom period attached farmhouse and a four bedroom cottage with adjoining stable block and paddocks.  
In all approximately five acres

## MAIN HOUSE

Reception hall • Drawing room • Kitchen/dining room • Study • Utility Room  
Principal bedroom suite with dressing room and shower room • Double bedroom with bathroom ensuite  
3 further double bedrooms • Family bathroom • Linen Cupboard • Loft

## THE COTTAGE

Sitting Room • Kitchen/dining room • Hallway • 2 double ground floor bedrooms • Bathroom  
2 double first floor bedrooms • Bathroom

## STABLES/STORES

Two secure stores with electricity

## OUTSIDE

Beautifully landscaped gardens • Outdoor paved terrace with pergola • Gazebo  
Garden shed • Paddocks • Horse walker • Greenhouse

Butler  
Sherborn

## SITUATION & AMENITIES

Burford 2.7 miles, A40 2 miles, Witney 6.4 miles, Oxford 18 miles, Swindon M4 (J15) 20 miles, Cheltenham 25 miles, Charlbury (BR Station) 11 miles (all distances approximate)

Shilton is a very attractive, sought-after village situated close to Burford and on the Oxfordshire/Gloucestershire borders. The village is centred around a pretty village green and has a ford to cross the Shill Brook. In the village there is a pub, The Rose and Crown, a village hall and a church. A short drive away, Burford provides day-to-day shopping facilities, schools and restaurants. Lechlade, Witney and Cirencester are among other local centres. Cheltenham and Oxford are the region's main centres providing extensive shopping, cultural, sporting and educational amenities.

Road communications are good with the A40 approximately 2 miles to the north and connection to the M40 J8a (for London) and J9 (for the north) and the M5 at Cheltenham and Gloucester. The nearest railway is at Charlbury (about 10 miles) with trains to London Paddington from 66 minutes. There are other main line stations at Oxford and Swindon with trains also to London Paddington.



There are a variety of private schools in the area including St. Hugh's, Cokethorpe, Hatherop Castle, Cothill, Radley, Cheltenham College, Marlborough, St. Edwards and the Dragon School. Ample sporting opportunities include golf courses at Burford, Witney, Lyneham, Frilford Heath and Naunton Downs. National Hunt racing held at Cheltenham, Newbury and Stratford-upon-Avon. From Shilton there is access to the national footpath and bridleway network.

## DESCRIPTION

1 Stonelands is a beautiful Grade II Listed country house full of period charm, which has been sensitively updated in recent years and boasts well-proportioned living space and an abundance of charm and character. The property is ideal for family life and entertaining, while the immaculate, recently built cottage has scope to generate letting income or as independent accommodation for friends or family.

## ACCOMMODATION

### MAIN HOUSE

The main house is accessed via a half-glazed door into a light hallway with beamed ceiling and original flagstone floors. To the right is the spacious kitchen/breakfast room with



travertine floor, bespoke units, range cooker & an island with solid wood worktop. Leading off the kitchen is a utility room with a sink and plumbing for washing machine & tumble drier. On the opposite side of the hallway is a comfortable drawing room with exposed beams, wood floor boards and a Cotswold Stone fireplace with log burner. The window and French doors offer views across the immaculate garden. Beyond the drawing room, again with exposed beams and an open fire, there is a study with beamed ceiling.

There is a cloakroom under the stairs and the hallway also accommodates generous storage space. An attractive stairway with painted wood balustrade leads to the first floor which houses a double bedroom with ensuite bathroom fitted with a roll-top bath. There are three more double bedrooms served by a family bathroom with a free-standing slipper bath. The master bedroom suite overlooks sweeping lawns and paddocks. A staircase leads from it up to the third floor which houses the master shower room and dressing room, beyond which there is an office.

### THE COTTAGE

The cottage has been recently built as a holiday let and combines contemporary style with comfortable modern living. It is accessed by a glazed door into a light hallway which features exposed beams and oak flooring. The open-plan ground floor is light and spacious, incorporating a living room with fireplace and log burner, and leads directly to the kitchen/ dining room. The kitchen has a glass external door and is fitted with attractive units and a four-oven Aga (currently not connected). Both rooms have French doors and can also be accessed directly from the hallway which has exposed beams and a wood floor.

There are two double bedrooms off the hallway, one with French doors accessing the garden. These could easily convert into a snug and study if required. The bedrooms are served by a communal bathroom with roll-top bath and shower which benefits from underfloor heating.





A staircase leads to the first floor landing and two stylish double bedrooms with fitted cupboards. These are complemented by a stunning and spacious bathroom with egg-shaped bath and panelled walls.

#### STABLES

A former stable block with timber-clad concrete walls is attached to the cottage. Originally four stables, it has been converted into two extremely useful lock-up stores which retain the stable doors. It is connected to the electricity supply and could be converted back to stables if required.

#### OUTSIDE

The buildings overlook an immaculate lawn and are arranged next to a large forecourt surfaced with gravel chippings, bordered by mature Horse chestnut trees and a Cotswold Stone wall. There is ample parking to the front of the house and the cottage.

The immaculate and well stocked garden has a variety of attractive trees, shrubs and flowerbeds accessed by paths bordered with low hedging. In front of the main house is a secluded paved terrace with pergola for dining al fresco. This is sheltered by a tall hedge and has outside lighting. There is also a gazebo.

The main house overlooks the garden and its own paddocks which are fenced with post and rails and hedges. One has a small stone outbuilding. There is also a vegetable garden and a large half-brick greenhouse in good order.

The property has a borehole which supplies water to both dwellings. Rainwater tanks collect water from the roofs for the garden irrigation

The property offers a good deal of privacy behind a Cotswold Stone wall and is approached via a pair of electric gates. There is a second entrance gate at the end of the sweeping gravel driveway.



#### SERVICES

Mains electricity. Water supplied by private borehole. Septic tank. Oil fired central heating in the main house, electric heaters in cottage. Telephone (subject to BT regulations). (No tests to the suitability of services have been carried out and intending purchasers should commission their own tests if required).

#### FIXTURES AND FITTINGS

Only those items mentioned in these particulars are included in the sale. All other fixtures and fittings including curtains, garden ornaments and statues are excluded. Some may be available by separate negotiation if required.

#### LOCAL AUTHORITY

West Oxfordshire District Council, Wood Green, Witney, Oxfordshire OX28 1NB. Telephone: 01993 702941

TAX BAND: F

POSTCODE: OX18 3PA

#### VIEWING

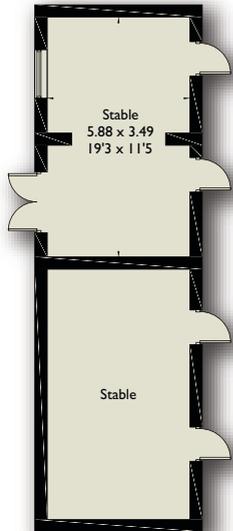
Please telephone Butler Sherborn, Burford Office T 01993 822325 or The London Office T 0207 839 0888. E [angus@butlersherborn.co.uk](mailto:angus@butlersherborn.co.uk)

#### DIRECTIONS

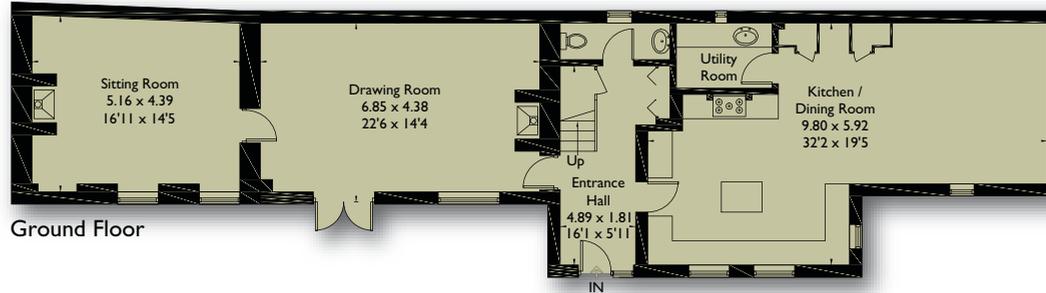
From Burford take the A40 towards Oxford, take the second turn on the right signposted to Brize Norton, then the first right turn towards Shilton. The third gateway on the left is the entrance to the property.



Approximate Gross Internal Area = 270.1 sq m / 2907 sq ft  
 Cottage = 150.7 sq m / 1622 sq ft  
 Outbuilding = 43.2 sq m / 465 sq ft  
 Total = 464.0 sq m / 4994 sq ft



**Outbuilding**  
 (Not Shown In Actual  
 Location / Orientation)

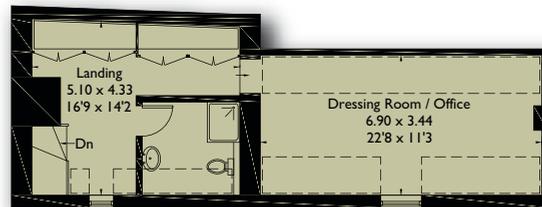


**Ground Floor**

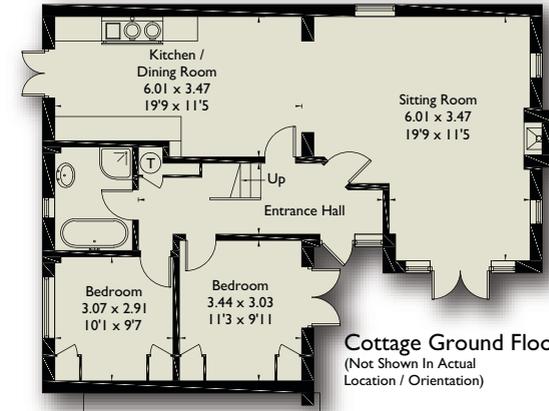
= Reduced headroom below 1.5m / 5'0



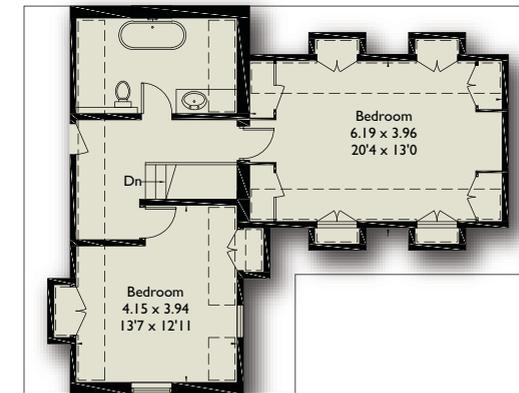
**First Floor**



**Second Floor**



**Cottage Ground Floor**  
 (Not Shown In Actual  
 Location / Orientation)



**Cottage First Floor**

**DISCLAIMER** These particulars, including any plan, are a general guide only and do not form any part of any offer or contract. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise. Neither Butler Sherborn, nor the seller, accept responsibility for any error that these particulars may contain however caused. Neither the partners or any employees of Butler Sherborn have any authority to make any representation of warranty whatsoever in relation to this property. Bearings are approximate and you should not rely upon them without checking them first. Please discuss with us any aspects which are particularly important to you before travelling to view this property. Photographs taken & particulars written: September 2017.

