

# Barton Hill House, Shutford, Oxfordshire

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# An impressive house with four cottages and equestrian facilities set in 65 acres on the edge of a popular North Oxfordshire village.

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## Summary of accommodation

### Main House

Entrance hall | Reception hall | Dining room | Drawing room  
Sitting room | Library | Kitchen/breakfast room  
Utility/boot room | Laundry room | Lift | Cloakroom  
Indoor swimming pool | Changing room | Wine store  
Boiler room | Store | Downstairs bedroom suite | Garage

Principal bedroom suite | 4 further bedroom suites  
Further bedroom | Office

### 3 & 4 Barton Hill Cottages

3 Barton Hill Cottages comprising sitting room | Kitchen  
2 bedrooms | Bathroom | Utility room

4 Barton Hill Cottages comprising kitchen/sitting room  
Bedroom | Bathroom

### Equestrian facilities

20 stables | 3 barns | Tack room | 3 store rooms  
Horse walker

### Garden & Grounds

Beautifully stocked garden | Extensive lawns  
Two greenhouses | Woodland | Paddocks | Pond

**In all approximately 65.04 acres**

**Lot 2 – 1 Barton Hill Cottage | 3 bedrooms**

**Lot 3 – 2 Barton Hill Cottage | 2 bedrooms**

**For sale as a whole or in Lots**



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## Situation

Barton Hill House is positioned within the thriving and popular village of Shutford with its pub, active village hall and cricket club. The village is ideally located with beautiful surrounding countryside and yet is highly accessible with all the major communication links within easy reach.

Banbury and Shipston-on-Stour provide good day-to-day facilities with a greater range of amenities and cultural activities at Stratford-upon-Avon, Cheltenham and Oxford. The popular Soho Farmhouse is approximately 10 miles away offering a gym and numerous restaurants for its members. Daylesford Farm Shop is 16.5 miles away.

There is an excellent range of state and private schools in the area including the Carrdus school, Tudor Hall school for girls, Bloxham and Sibford School's, Warwick Preparatory and Warwick School, King's High School and Winchester House Preparatory at Brackley as well as all the Oxford schools being within easy driving distance.

Communication links by road and rail are excellent with the M40 being approximately 7 miles away and regular trains running from Banbury into London in under an hour. Birmingham and Heathrow International airports are easily accessible as is Oxford airport.

Sporting activities in the area include racing at Cheltenham and Stratford-upon-Avon; polo at Kirtlington and Cirencester Park; Golf courses can be found at Tadmarton, The Oxfordshire and Heythrop Park, Burford and motor racing at Silverstone.

## Distances

Banbury 5 miles (intercity trains to London Marylebone scheduled from 52 mins), M40 (J11) 7 miles, Shipston-On-Stour 9.5 miles  
Soho Farmhouse 10 miles, Chipping Norton 13 miles  
Stratford-upon-Avon 17 miles, Warwick & Leamington Spa 20 miles  
Oxford 28 miles. (Distances and times approximate)







## Barton Hill House

Built in 1994 and constructed of Hornton stone under a tile roof, Barton Hill House is an attractive village house positioned on the southern boundary of Shutford. The property provides excellent, well-proportioned and generous accommodation with high ceilinged rooms, sash windows and the principal reception rooms all have a southerly aspect benefitting from views out over the garden and land.

Barton Hill House has been designed so that all principal reception rooms feed off the reception hall. To the left is the drawing room enjoying southerly views out over the garden, benefitting from a large semi-circular bay window and door out onto a patio area. The library, accessed through the drawing room, has an open fireplace with attractive stone surround and built in book shelving. LPG fires serve the drawing room, dining room and sitting room.

Of particular note is the reception hall with the attractive staircase on the right hand side and benefitting from the full height of the house with a large sky light making the room very light. Both the entrance hall and the dining room give access to the large family kitchen with oil-fired AGA, separate LPG cooker and plenty of cupboard space. There is a cosy sitting room positioned off the kitchen as well as the back door into the generous utility/boot room and laundry room. The heated indoor swimming pool and changing room are accessed off the utility room and staircase up to a small office. On the lower ground floor is a bedroom with adjoining bathroom, wine store and single garage.

Upstairs there are four bedroom suites; the principal bedroom enjoys southerly views out over rolling Oxfordshire countryside. There is a lift in the property located in the inner hall and gives access to the first floor.







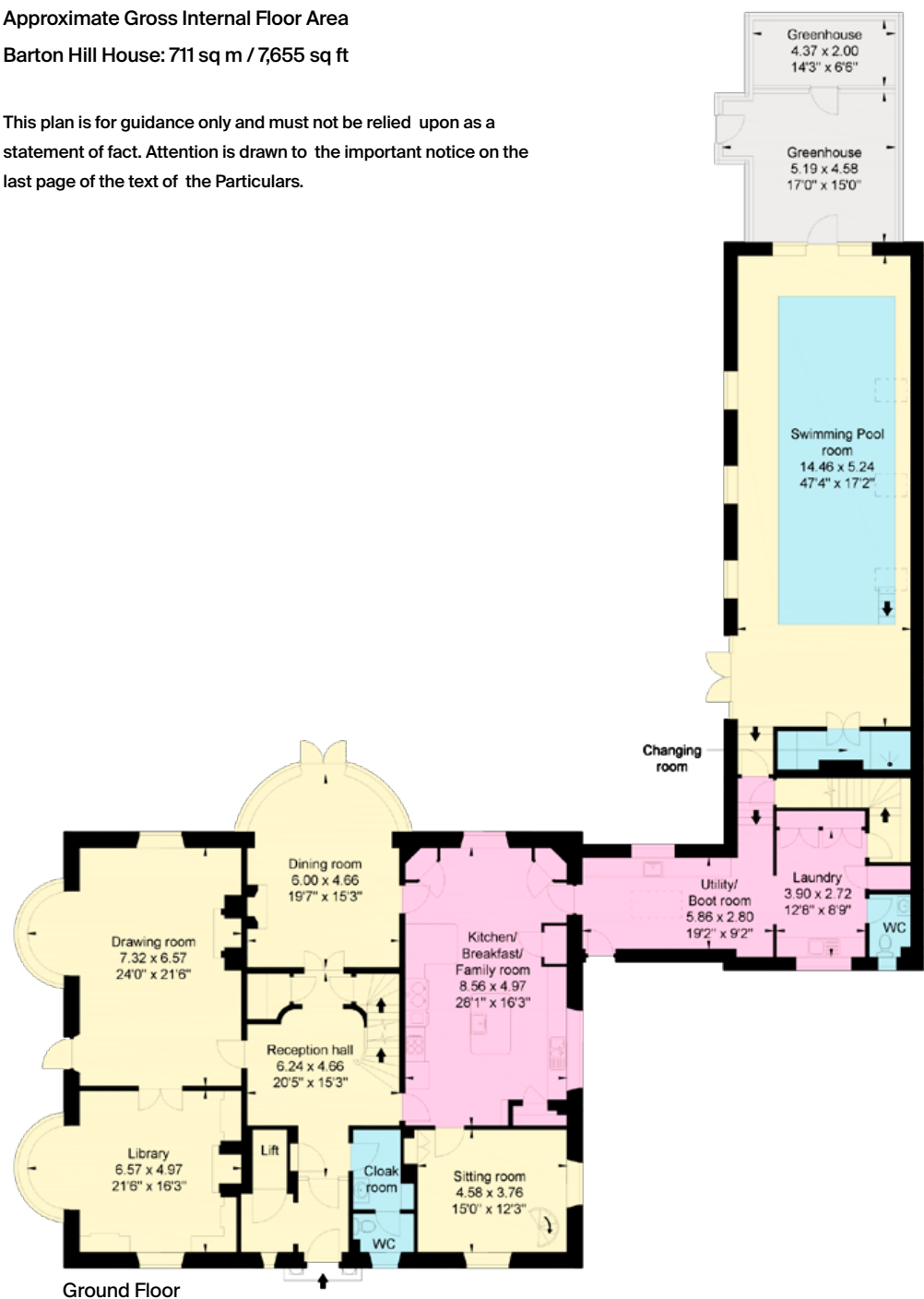






Approximate Gross Internal Floor Area  
Barton Hill House: 711 sq m / 7,655 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



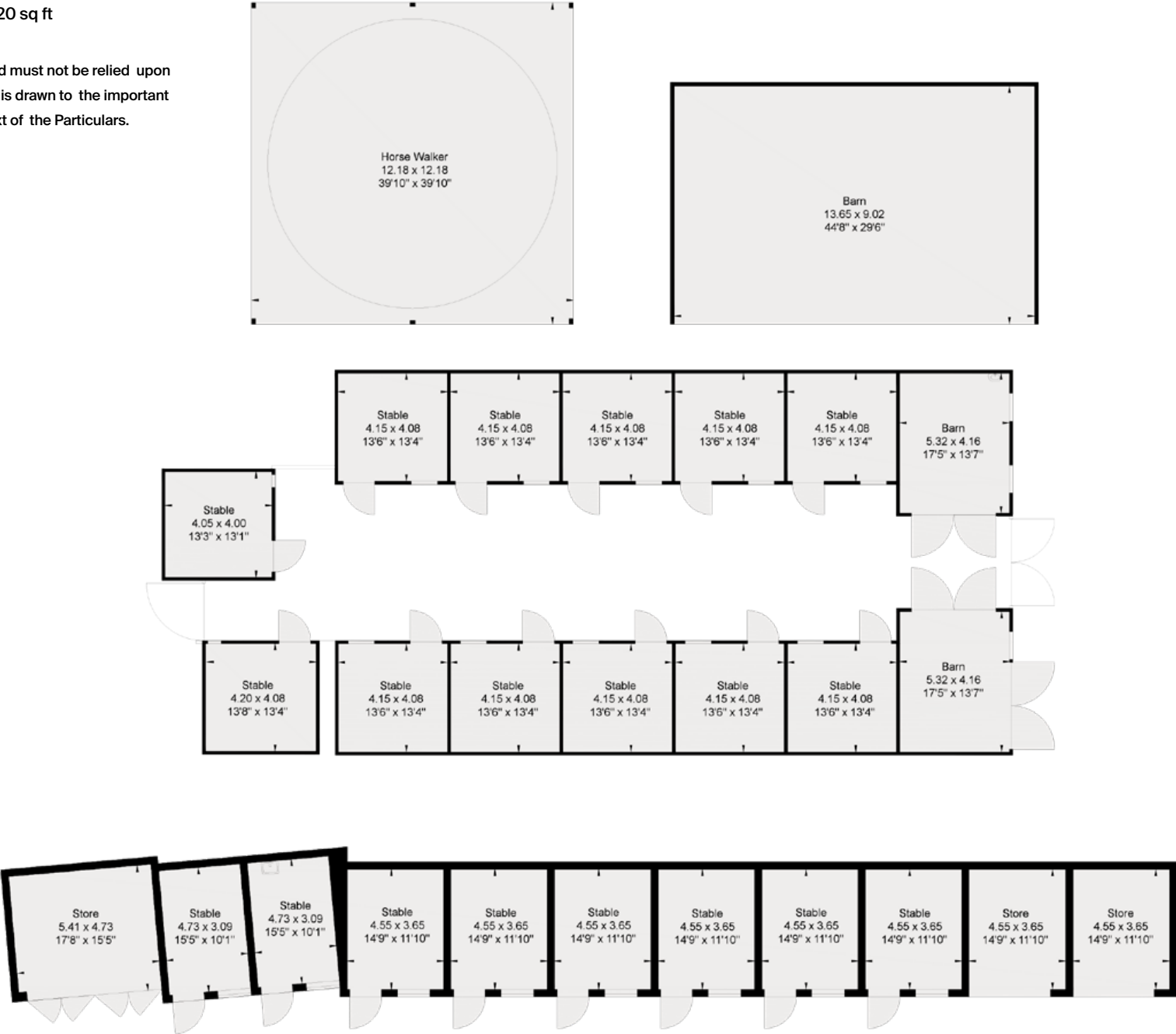
Lower Ground Floor





Approximate Gross Internal Floor Area  
Outbuildings: 745 sq m / 8,020 sq ft

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## Equestrian facilities

The property offers first class equestrian facilities and has been run as successful thoroughbred stud. Situated close to the house is a row of 8 stables, two open stores and a large storage shed. Continuing up the private road through the property is a more extensive equestrian yard consisting of a further 12 stables, tack room, 3 barns and covered horse walker. The majority of the 65 acres is made up of paddocks with water supply and a number of the paddocks have field shelters.

## Gardens & Grounds

The formal gardens have been well tended with a number of fully stocked flowerbeds, wonderful rose garden, mature trees and extensive lawns. There is a flagstone terrace running along the main façade for outdoor seating and a beautiful water feature sits within the main lawn. There are two large greenhouses attached and accessed through the indoor swimming pool.

The property offers 65 acres of paddocks and woodland, the woodland has been strategically planted giving shelter to the paddocks. The road up to the main equestrian facility gives easy access to the paddocks and a number lead through the woodland and make for great country walks.

For sale with 65.04 acres.





# Approximate Gross Internal Floor Area

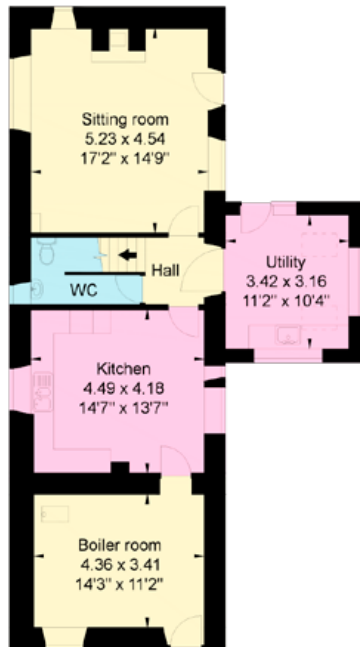
1 Barton Hill Cottages: 89 sq m / 960 sq ft

2 Barton Hill Cottages: 145 sq m / 1,561 sq ft

3 Barton Hill Cottages: 133 sq m / 1,432 sq ft

4 Barton Hill Cottages: 40 sq m / 431 sq ft

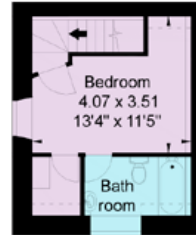
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3 Barton Hill Cottages  
Ground Floor



3 Barton Hill Cottages  
First Floor

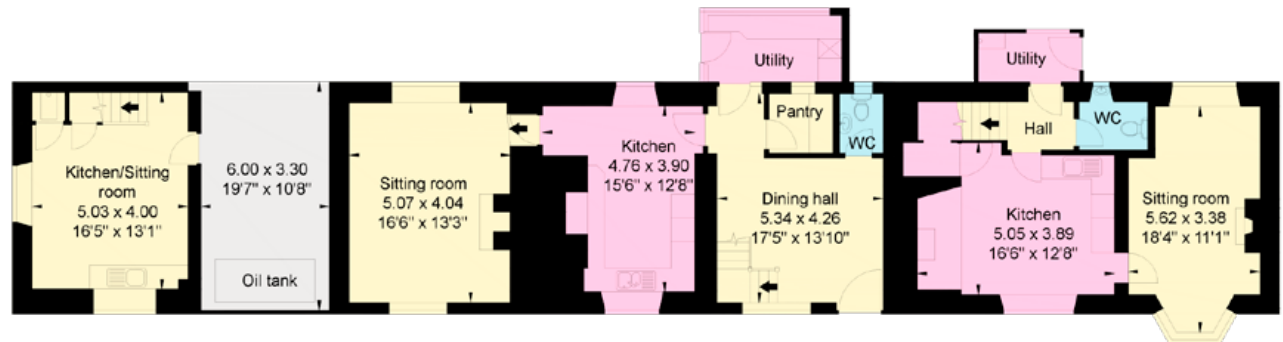


4 Barton Hill Cottages  
First Floor



2 Barton Hill Cottages  
First Floor

1 Barton Hill Cottages  
First Floor



4 Barton Hill Cottages  
Ground Floor

2 Barton Hill Cottages  
Ground Floor

1 Barton Hill Cottages  
Ground Floor





### Lot 2 – 2 Barton Hill Cottages

Of stone construction under a thatched roof, comprising:

**Ground floor** – dining hall, kitchen, sitting room, utility, W.C. and pantry

**First floor** – 3 bedrooms, bathroom

Parking is shared with no. 1 Barton Hill Cottages. Small lawned garden, about 0.03 acres.

### Lot 3 – 1 Barton Hill Cottages

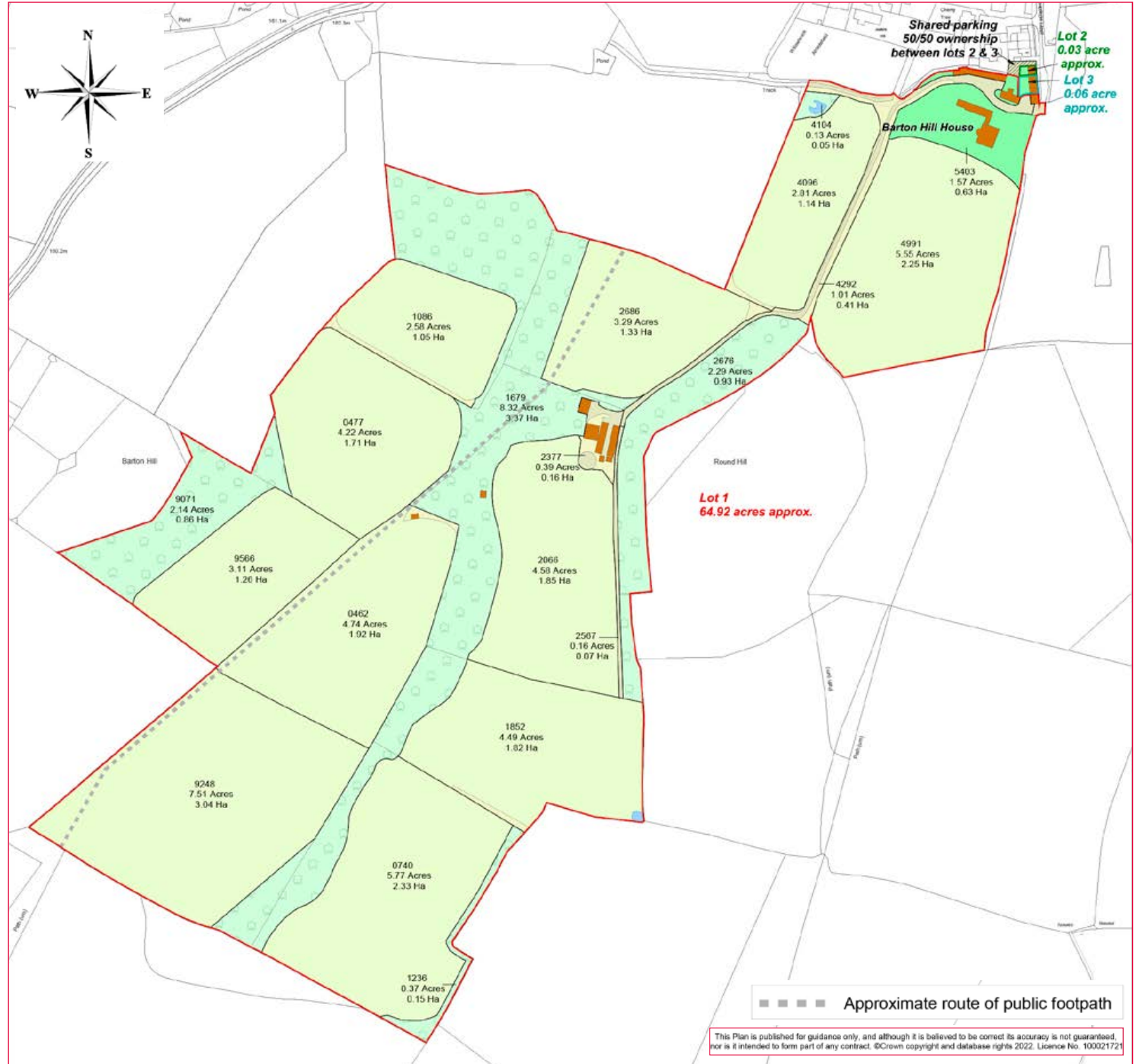
Of stone construction under a thatched roof, comprising:

**Ground floor** – hall, utility room, W.C., kitchen and sitting room

**First floor** – 2 bedrooms, bathroom

Parking is shared with no. 2 Barton Hill Cottages. Small lawned garden, about 0.06 acres.









## Services

**Barton Hill House:** Oil fired central heating. Oil fired AGA with separate gas hob. Mains water, drainage and electricity.

**Cottages:** Oil fired central heating. Mains water, drainage and electricity

## Local authority

Cherwell District Council – 01295 227001

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. Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated February 2022. Photographs and videos dated December 2021.

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## Energy performance certificates

Barton Hill House: Rating E

1 Barton Hill Cottage: Rating F

2 Barton Hill Cottage: Rating E

3 Barton Hill Cottage: Rating F

4 Barton Hill Cottage: Rating E

## Other matters

1, 2 and 4 Barton Hill Cottages were rethatched in circa 2015/16.

## Rights of way

There is a public footpath that passes over the land on Lot 1.

The footpaths are marked on the boundary plan within these particulars.

## Listing

The main house and 3, Barton Hill Cottages are not listed but 1, 2 and 4 Barton Hill Cottages are believed to be Grade II listed.

## Directions (OX15 6PG)

From the M40 (J11) proceed into Banbury and head west on the B4035. Proceed through North Newington and continue towards Shutford. Once in Shutford continue down through the village, passing the village hall and pub on your left, immediately after the pub turn left up Church Lane. Head to the top of Church Lane and the entrance for Barton Hill House is on the right.

## Viewing

Strictly by prior appointment with sole agents Knight Frank.





