






BROADLANDS  
Stonesfield, Oxfordshire



# CLOSE TO ESTELLE MANOR AND SOHO FARMHOUSE.

Tucked within the rolling countryside just north of Blenheim Palace, Stonesfield is one of Oxfordshire’s most sought-after villages offering the perfect balance of rural charm and easy access to city life.

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Local Authority: West Oxfordshire Council  
Council Tax band: F  
Tenure: Freehold



## THE PROPERTY

Tucked away along a private 30-metre driveway and set within half an acre of exquisitely manicured grounds, this exceptional six-bedroom detached family home exemplifies contemporary luxury blended seamlessly with timeless elegance. Reimagined from the ground up, taken back to brick and meticulously redesigned, every inch of this remarkable home delivers on style, sophistication, and substance.

Beyond its refined façade lies a home of effortless flow and beautifully curated interiors. At its heart, a breathtaking open-plan entertaining kitchen, living and dining space draws you in — the perfect backdrop for family gatherings or sophisticated soirées. With five-panel bi-folding doors framing uninterrupted countryside views, the connection between indoors and out is seamless. Integrated Sonos speakers and ambient automated lighting elevate every occasion, while a generous utility room and





## A SEAMLESS BLEND OF STYLE, SERENITY & MODERN LIVING

Three statement reception rooms, including a formal lounge, a cosy family snug, and a home office that offer both intimacy and versatility. The office, thoughtfully positioned to the front, benefits from independent access, making it ideal for professional use or a private studio.

The first floor accommodates five beautifully proportioned bedrooms, each designed to capture natural light and those exceptional rural vistas. A stylish family bathroom showcases a freestanding bath and walk-in shower, complemented by an ensuite bedroom offering added comfort for family or guests.

Crowning the home is the magnificent Principal Suite: a true sanctuary. Complete with a vast dressing room and a marble-clad bathroom featuring dual sinks, a freestanding bath, and dual walk-in showers, it's a masterclass in understated luxury. Expansive designer windows frame sweeping countryside views, creating an ambience of peace and indulgence.



# GARDEN & LOCATION

Outside, the private rear garden unfolds as an entertainer’s paradise — with a large patio terrace, space for al fresco dining, and a hot tub perfect for relaxation beneath the stars. A bespoke garden building, currently configured as a gym and Pilates studio, adds another dimension of wellness and lifestyle luxury.

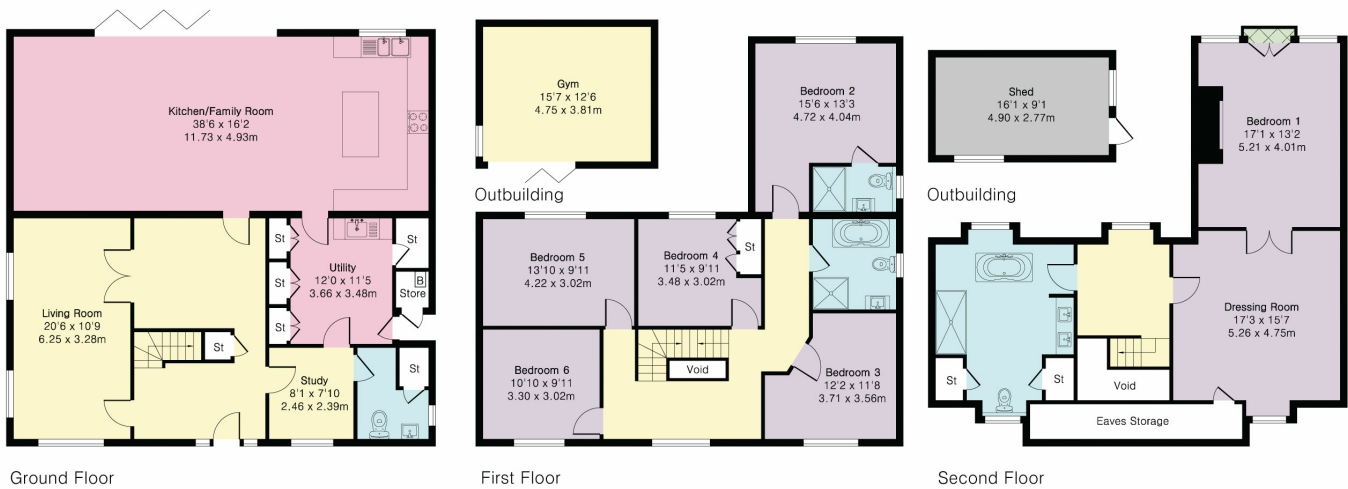
The property also benefits from a detached double garage, ensuring both convenience and discretion. A home of rare distinction, this property combines aspirational design with practical family living, promising a lifestyle defined by comfort, beauty, and exclusivity. Viewing is essential to truly appreciate its remarkable setting and uncompromising quality.

Tucked within the rolling countryside just north of Blenheim Palace, Stonesfield is one of Oxfordshire’s most sought-after villages offering the perfect balance of rural charm and easy access to city life. Characterised by its honey coloured Cotswold stone cottages and welcoming community, the village enjoys a peaceful, timeless feel while remaining exceptionally well connected. Commuters will appreciate Stonesfield’s convenient links Charlbury station provides direct rail services to Oxford and London Paddington, while the A44 offers straightforward access to Oxford, Chipping Norton,





**Approximate Gross Internal Area 3254 sq ft - 302 sq m  
(Excluding Outbuilding)**  
Ground Floor Area 1430 sq ft – 133 sq m  
First Floor Area 994 sq ft – 92 sq m  
Second Floor Area 830 sq ft – 77 sq m  
Outbuilding Area 341 sq ft – 32 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.



(Including Outbuilding)  
Approximate Gross Internal Area = 3254 sq m / 302 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted  
to tell you more.

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