



LOCKHILL FARM, RATLEY

Banbury, Warwickshire/Oxfordshire Border



A LOVELY FARMHOUSE WITH WONDERFUL VIEWS

And a beautiful two bedroom barn, stables and paddock land
extending to about 23.19 acres.



Local Authority: Stratford-on-Avon District Council

Council Tax band: F

Tenure: Freehold



SITUATION

Lockhill Farm enjoys an elevated, private position at the end of a long shared drive, surrounded by fields and exceptional countryside views. Located near the pretty village of Ratley, close to the Edgehill escarpment and the historic Castle Inn, the property sits within the Cotswold AONB with easy access to Banbury, Stratford-upon-Avon and the M40.

The area offers excellent schooling options, including Winchester House, Sibford, Bloxham, Stratford grammar schools and Warwick School. Nearby Kineton (4 miles) provides everyday amenities, schools, medical services and shops.

Local leisure includes golf at Brails and Tadmarton, racing at Stratford and Warwick, and numerous equestrian venues.







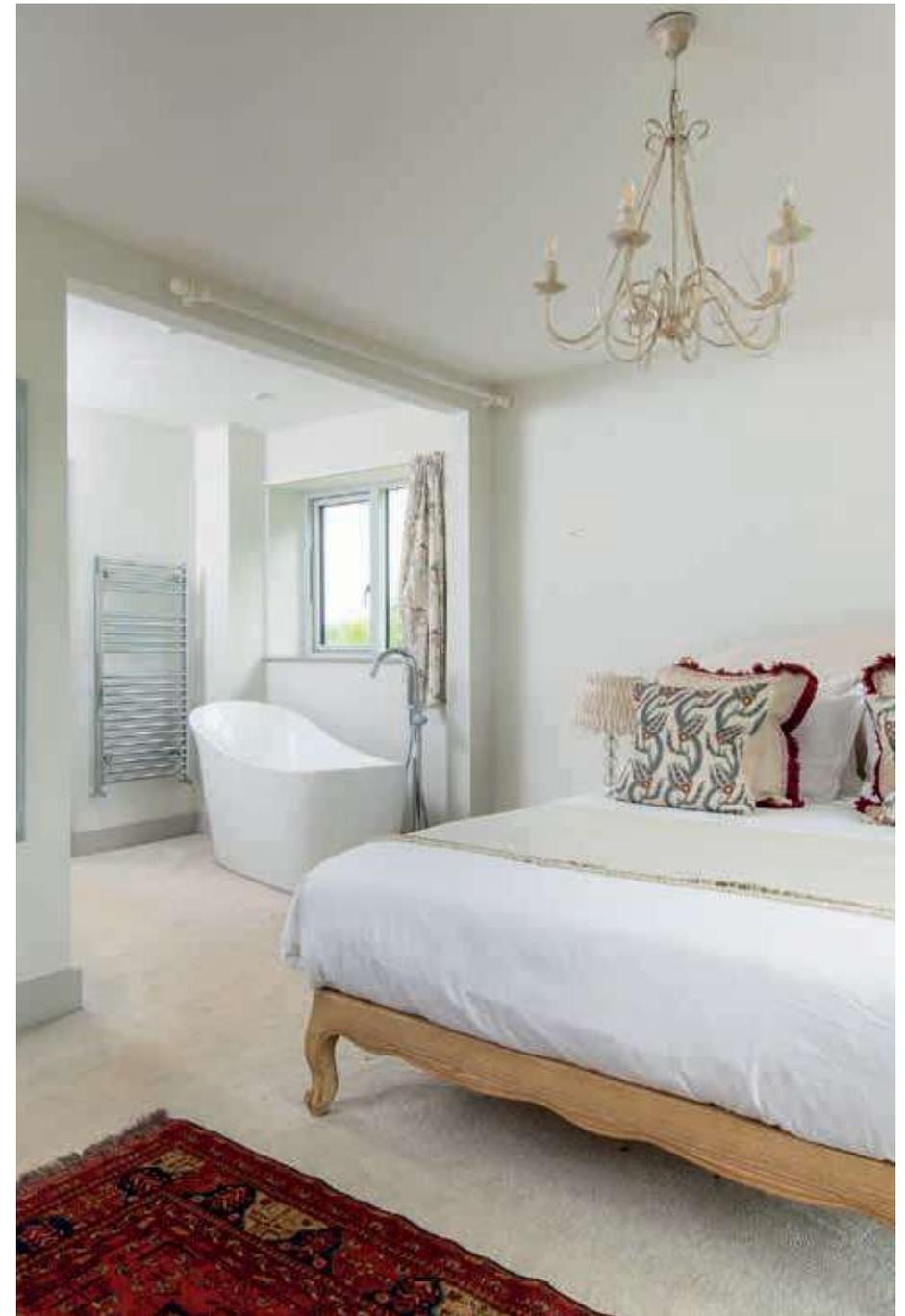


THE PROPERTY

Approached through stone pillars and a sweeping drive, Lockhill Farm enjoys stunning southerly views over open countryside. This is a superb family home, ideal for entertaining and for those with equestrian, small-holding, gardening or wildlife interests. Planning permission is in place to remodel the property into a high-spec contemporary home of about 3500 sq. ft. if desired.

The light and spacious accommodation includes a wide hallway, utility and WC, and a beautifully fitted De Vol kitchen with granite worktops, gas Aga, Neff dishwasher and Smeg hob. A vaulted dining/family room opens to the gardens through three sets of doors, making the most of the views. The double-aspect drawing room features a Jotul log burner.

Upstairs, the principal suite includes a dressing area, bath and ensuite shower. Two further bedrooms share a family bathroom. The top floor offers two additional bedrooms with extensive storage and an ensuite.







OUTSIDE

Next to the farmhouse is a versatile single-storey detached barn (1,265 sq ft) with a south-facing patio. It offers excellent potential as two-bed ancillary accommodation, home-office space, studio, games room, groom's quarters or income-producing accommodation.

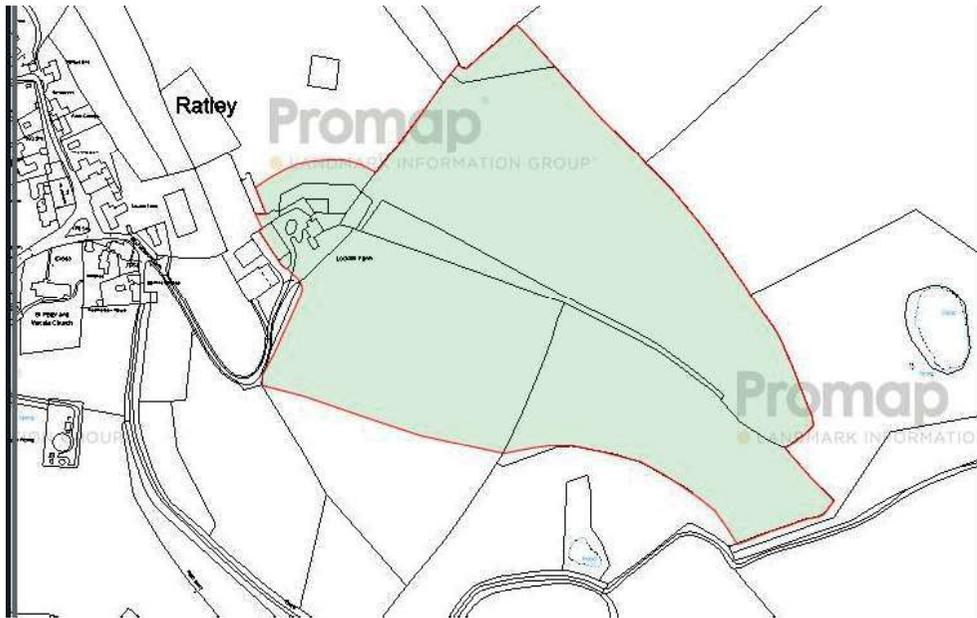
Behind the barn are the equestrian facilities, including two stables, a covered carport and additional storage (1,250 sq ft) suitable for feed, hay or further stables.

The gardens wrap around the property with mature trees, lawns, borders, orchard (apple, cherry, plum) and a vegetable garden.

Stock-fenced paddocks face south and east and provide grazing, wildlife areas, woodland walks and two young copses, plus a more level field to the east. Two public footpaths cross the land. The property could be available with more or less land if desired.







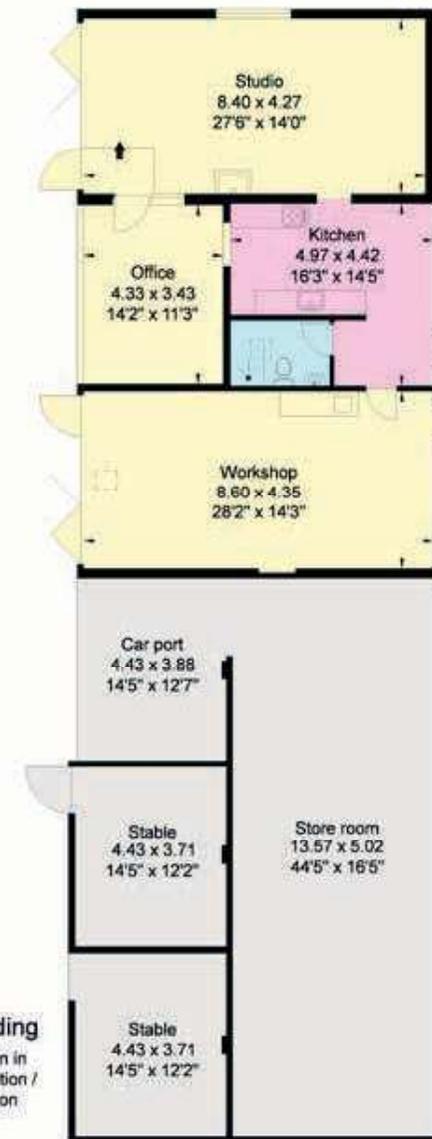
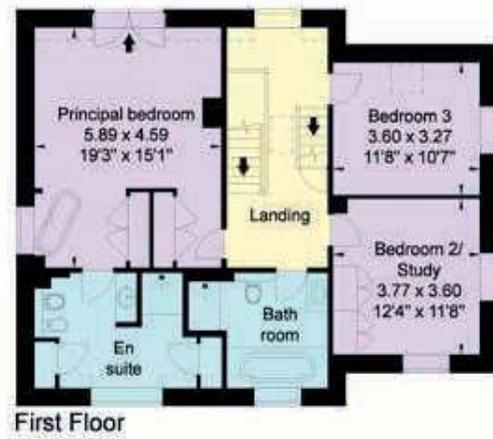
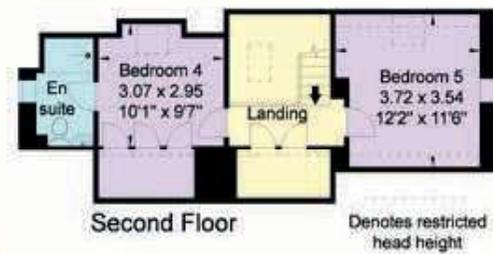
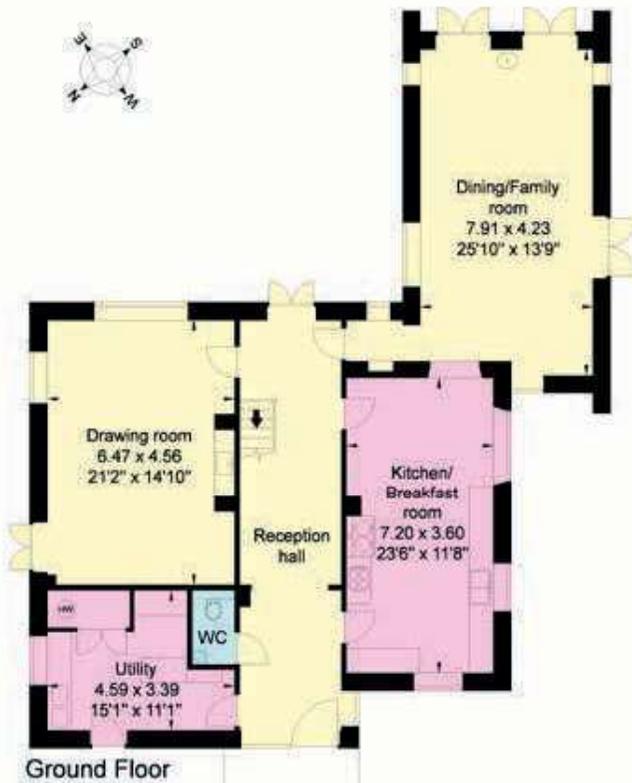
SERVICES

Mains water and electricity are connected to the property. Private drainage. LPG central heating.

What3words: [///colleague.cooked.bends](https://www.what3words.com/colleague.cooked.bends)





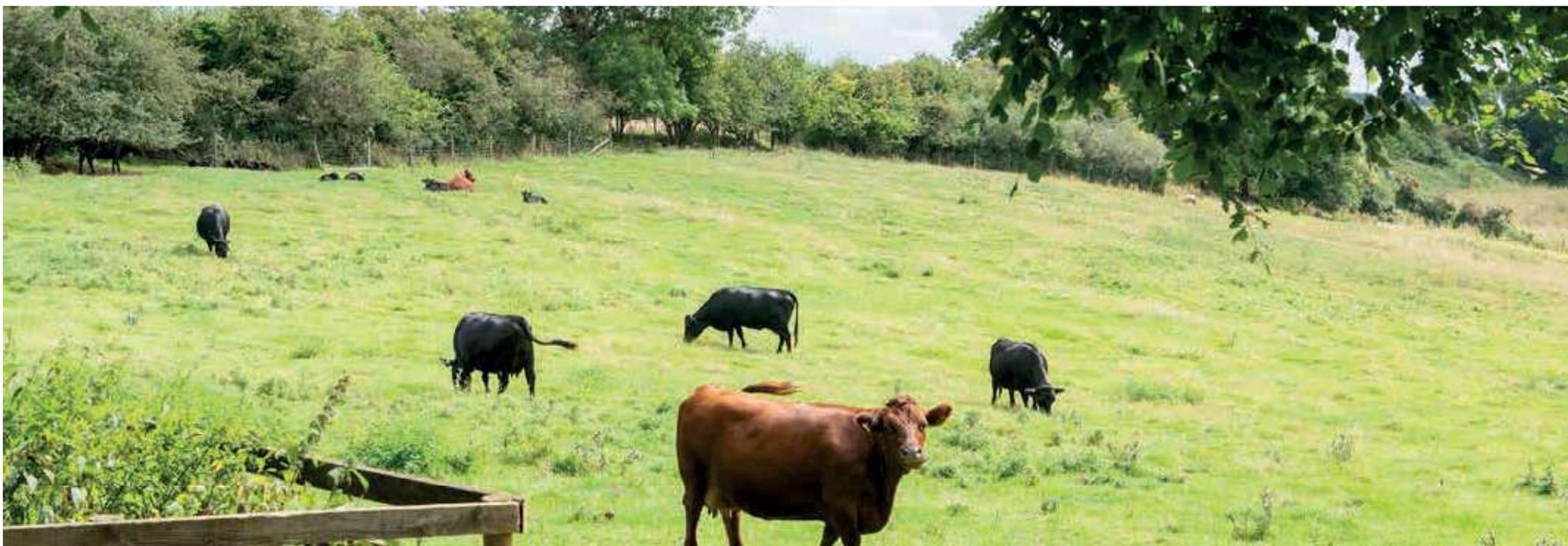


APPROXIMATE GROSS INTERNAL FLOOR AREA:
 House: 258 sq m (2,779 sq ft)
 Outbuilding: 235 sq m (2,530 sq ft)
 Total: 493 sq m (5,309 sq ft)
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This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of text of the Particulars.

**Lockhill Farm
 Ratley**

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)



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Date: 24 March 2026
Our reference: STR012400879

Lockhill Farm, Ratley, Banbury, OX15 6DS

We have pleasure in enclosing details of the above property for which we are quoting a guide price of **£1,700,000**.

Please let us know if you need any further information about the property or surrounding area and we will be delighted to provide it.

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We'd love to help you.

Yours faithfully



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