

STONELAND BARN

SHILTON LANE, BRIZE NORTON, OXFORDSHIRE



A substantial detached five-bedroom period stone barn conversion with an additional annex, outbuildings and stabling, in all approximately 4.5 acres

Lower Ground Floor: Cellar

Ground Floor: Entrance Hall • Galleried Reception
• Sitting Room • Dining Room • Study • Kitchen/
Breakfast Room • Utility • Boot Room • Cloakroom

First Floor: Principal Bedroom and adjoining Bathroom
• Bedroom • Shower Room • Guest Bedroom with
adjoining shower room • Dressing Room/Bedroom

Second Floor: Two Bedrooms • Landing Room •
Bath and shower room

Outside: Detached Annex (currently offices)
• Outbuildings • Garage • Stabling • Driveway •
Formal Gardens • Paddocks

In all approximately 4.5 acres

Butler 
Sherborn

Burford Office

2 Lower High Street, Burford, Oxfordshire, OX18 4RR

T 01993 822325

E katy@butlersherborn.co.uk

www.butlersherborn.co.uk

The London Office

40 St James's Place, London, SW1A 1NS.

T 0207 839 0888

E enquiries@tlo.co.uk

www.tlo.co.uk



DESCRIPTION

Accessed via a private tree lined driveway with paddocks on either side, Stoneland Barn is a Cotswold stone detached period barn with private gardens, stabling and outbuildings, situated just under 3 miles from Burford.

With high ceilings, exposed stone and feature galleried reception room, the property offers an enormous amount of space, ideal for entertaining and family life.

Located on the edge of the Cotswolds, Stoneland Barn enjoys a private location with good potential to create a wonderful family home, additionally there is a detached annex of 1,070 sq ft, which has been used as offices and previously served as two bedrooms, offering good additional accommodation or room for extended families. Various stabling, gym room, additional outbuilding and garage stores with fenced paddocks in all approximately 4.5 acres

A unique property offering over 4,400 sq ft in the main house, ideal for entertaining and family life, or weekend investment, situated within easy reach of many amenities the area has to offer with good access to Oxford and the A40.

SERVICES

Private water supply, private drainage, mains electricity. Oil fired central heating. Broadband with Gigaclear to the front. No tests to the suitability of services have been carried out and intending purchasers should commission their own tests (if required).

FIXTURES & FITTINGS

Only those items mentioned in these particulars are included in the sale. Some additional items may be available by separate negotiation.





WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and other pipes whether referred to in these particulars or not.

TENURE

Freehold

LOCAL AUTHORITY

West Oxfordshire District Council, Church Green,
Witney, Oxfordshire.
T 01993 861000 W westoxon.gov.uk

COUNCIL TAX: Band H

VIEWINGS

Please telephone Katy at Butler Sherborn, Burford Office
T 01993 822325 or The London Office T 0207 839 0888.
E katy@butlersherborn.co.uk



Stoneland Barn, Shilton Lane



Approximate Gross Internal Area = 409.7 sq m / 4409 sq ft
 Cellar = 24.0 sq m / 258 sq ft
 Outbuildings = 353.9 sq m / 3809 sq ft
 Total = 787.6 sq m / 8476 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1186279)

DIRECTIONS (OX18 3YH)

From Burford roundabout take the A40 towards Oxford. After approximately 2 miles turn right on to Shilton Road and take the next right signposted to Shilton. Stoneland Barn driveway entrance can be found on the left hand side.

what3words: ///elevates.native.scarcelly

Pubs



The Farmer's Dog - 1 mile
The Swan, Swinbrook - 1.5 miles
Rose & Crown, Shilton - 1.3 miles

Schools



Burford Primary and Secondary Schools - 3 miles
Kingham School - 10 miles
Hatherop Castle - 11 miles
Cokethorpe School - 7.6 miles

Train station



Charlbury - 11.4 miles
(Approx 75 minutes to London Paddington)
Oxford - 17.7 miles
(Approx 60 minutes to London Paddington)

Members Clubs



Estelle Manor - 11.8 miles
Soho Farmhouse - 19 miles
Daylesford - 16 miles

Butler 
Sherborn

www.butlersherborn.co.uk



Disclaimer 1. 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. 2. Neither Butler Sherborn LLP, nor the seller, accepts responsibility for any error that these particulars may contain however caused. Neither the partners, nor any employees of Butler Sherborn LLP have any authority to make any representation or warranty whatsoever in relation to this property. 3. Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first. 4. Please discuss with us any aspects which Regulations potential purchasers will be required to provide proof of identification documents no later than where a purchaser's offer is informally accepted by the seller. 6. Butler Sherborn LLP uses the title partner for a member who is an equity partner, fixed share partner or senior employee. Photographs taken: March 2025. Particulars written: April 2025. Brochure by wordperfectprint.com

