DOWN HOUSE & BARN

Magazine

THE COUNTRY HOUSE DEPT.

savills

DOWN HOUSE
& Barn

Shilton, West Oxfordshire, OX18 4AB

Down House is a handsome Grade II listed village home built of Cotswold stone under a traditional roof, occupying a prominent central position with views over its own paddock and an additional 3.5 acres of gardens and grounds. The house was sensitively renovated 5 years ago by HAM Interiors. The accommodation is arranged over three floors, offering balanced family living with two reception rooms, a kitchen/breakfast room with Everhot, and five bedrooms. Gardens include a terrace, walled garden, orchard and productive vegetable plot. The Barn and outbuildings are set within the gardens. Planning permission is in place to convert into a separate 5000 square foot dwelling, together forming an exceptional lifestyle and development opportunity.

EVERHOT

THE FINER *Details*

Down House
Bedrooms
5

Reception Rooms
3

Bath/Shower Rooms
2

Large Cotswold stone barn
Planning permission to convert to seperate residential dwelling

Stables

Outbuildings

Acreage
3.88

What3Words
///homeward.supply.peanut

Co-Ordinates
51°46′31″N , 001°36′50″W

Services
Mains water, electricity and drainage
Oil fired central heating

Listing
Grade II

EPC
E

Council Tax
Down House G
The Barn Flat A

Local Authority
West Oxfordshire District Council

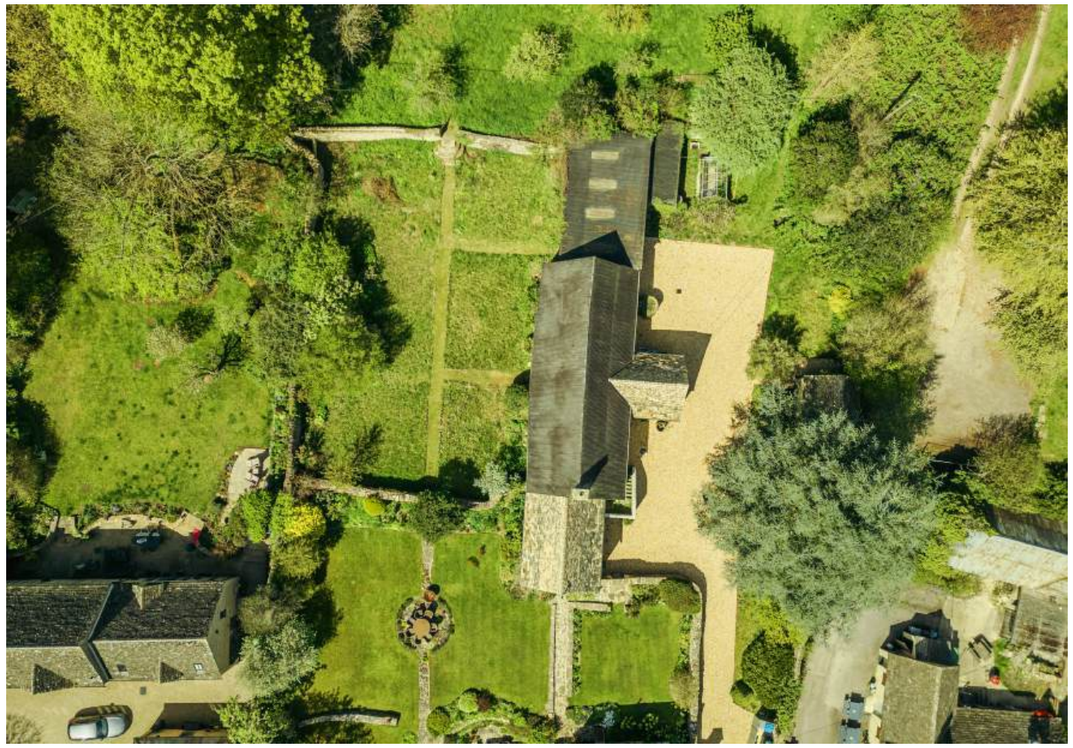
Planning Permission Reference
21/03434/LBC

THE ENGLISH LITERATURE
ARCADIA
NORMAN MAILER
BILL BRYSON
JAMES

ABOUT THIS *Area*

The unspoilt village of Shilton is within a conservation area and is centred around a pretty village green with a ford to cross the Shill Brook. within the village is the popular 17th century Rose and Crown pub as well as a village hall and church.

Shilton lies within the most easily accessible part of the Cotswolds, just 1.5 miles off the A40 approaching the market town of Burford. Burford is two miles away and provides local and boutique shopping, restaurants and schooling and of course the Burford Garden Company. The popular towns of Northleach, Cirencester and Lechlade are within easy reach; and Oxford and Cheltenham also provide extensive shopping, cultural and recreational opportunities. sporting facilities within easy reach include golf at Burford and Frilford Heath, hunting with the Heythrop, and adjoining VWH. Soho Farmhouse, Daylesford Spa and Gym, and Estelle Manor are all within 30 minutes' drive. The surrounding countryside provides excellent country walks and opportunities for country pursuits. good regional theatres are available in Oxford, Cheltenham and the world-famous RSC at Stratford-upon-Avon. Oxfordshire is a county that offers a range of good schools, including the Dragon, Cothill and St.Hughs, Summerfields, Oxford High and Magdalen College School and St Edwards at Oxford, Abingdon School, St Helen's & St Katherine's, Radley, the Cheltenham Colleges, Kitebrook at Moreton-in-Marsh and Tudor Hall in Banbury.



The Barn

W
E

SHILTON
ROSE & CROWN

POINTS OF *Interest*

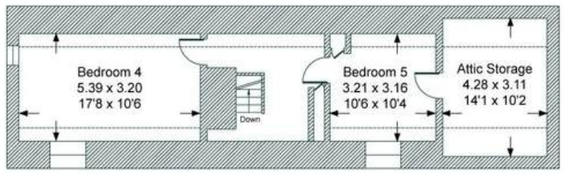
Towns and Cities
Burford 2 miles
Witney 6 miles
Charlbury 11 miles
Northleach 12 miles
Oxford 20 miles
Cheltenham 25 miles
Central London 73 miles

Pubs & Restaurants
Rose & Crown, Shilton
The Bull, Burford
The Swan, Swinbrook
The Double Red Duke, Clanfield

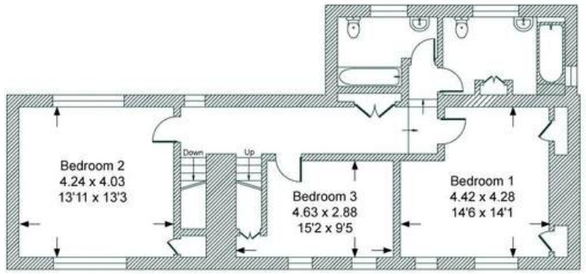
Train Stations
Charlbury 11 miles
(London Paddington from 70 minutes)
Hanborough 12 miles
(London Paddington from 55 minutes)
Oxford Parkway 17 miles
(London Paddington from 63 minutes)
Swindon Train Station 19 miles
(London Paddington from 51 minutes)

Airports
Birmingham Airport 57 miles
London Heathrow 62 miles
London Gatwick 98 miles

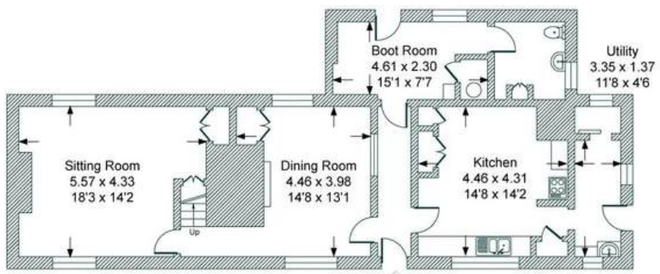
FLOORPLANS
Down House



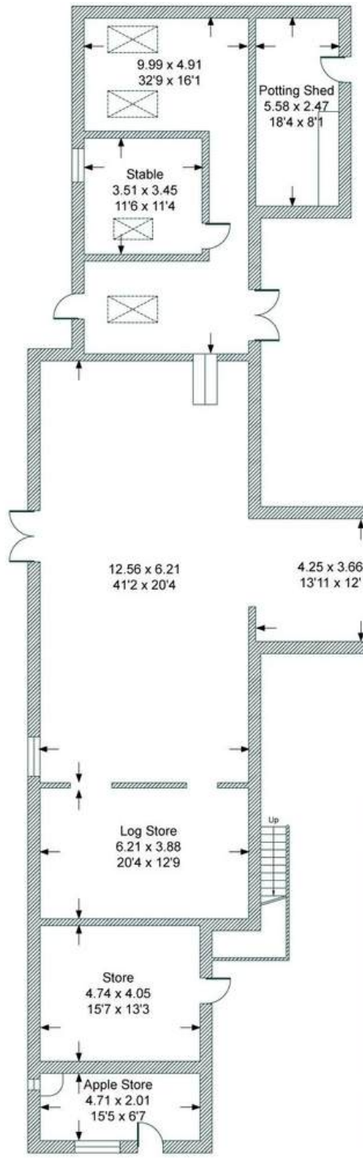
Second Floor



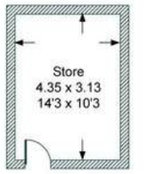
First Floor

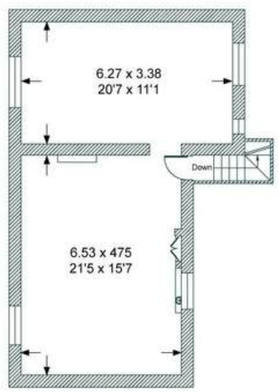


Ground Floor



Barn Ground Floor





Barn First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
Produced by The Country House Department Limited

Total - 519.8 sq m / 5,595 sq ft
House - 239 sq m / 2,572 sq ft | Barn 268 sq m / 2884 sq ft | | Outbuildings - 20.6sq m / 222 sq ft

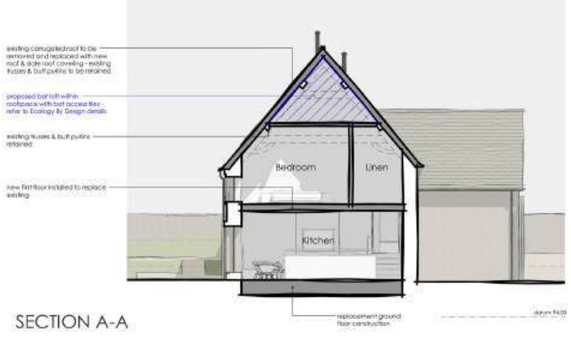
PROPOSED ELEVATIONS
The Barn

NORTH-EAST ELEVATION

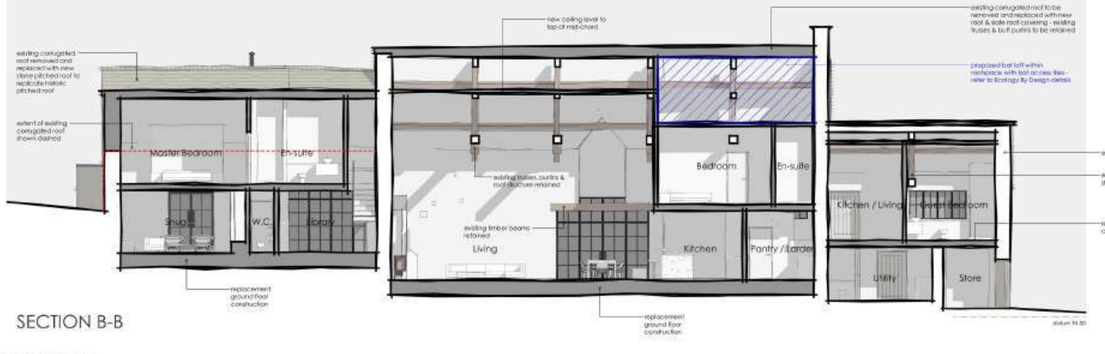
SOUTH-EAST ELEVATION

SOUTH-WEST ELEVATION

NORTH-WEST ELEVATION



SECTION A-A



SECTION B-B

LEGEND

- white hatch indicates existing structure
- grey hatch indicates new / replacement structure
- hatch indicates structure to be removed
- hatch indicates extent of proposed bat loft
- hatch indicates vaulted space above

revision	date	description
D	16.08.21	Planning Issue
C	21.08.21	Amendments
B	15.09.21	Amendments
A	08.06.21	Amendments

status

PLANNING

project title

BARN TO THE REAR OF DOWN HOUSE, BRIDGE STREET, SHILTON

drawing title

PROPOSED ELEVATIONS & SECTIONS

first issued	drawn	scale @ a1
/	DBR	1:100

drawing number

21022 - PE0010 - D

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Anderson Orr
Architects

AREA GUIDE
West Oxfordshire

West Oxfordshire sits on the edge of the Cotswolds and offers an appealing blend of rolling countryside, honey-coloured villages and a thriving food scene. Market towns such as Burford, Witney and Charlbury provide a lively hub, while smaller villages deliver classic English charm, with stone cottages, village greens and excellent country pubs

Walking – Windrush Valley
Walking in the Windrush Valley offers some of the Cotswolds' most picturesque countryside, with gentle riverside paths, wildflower meadows and honey-coloured villages. Routes around Burford are particularly popular, combining peaceful scenery with inviting country pubs—perfect for relaxed, quintessentially English walks.

Eating Out – The Swan, Swinbrook
The area is full of stylish country pubs offering exceptional food. To name a few, the Swan in Swinbrook, the Bull in Charlbury, the Bell in Langford and the Victoria Inn in Eastleach. Bull in Burford offers the best dining in the area. Soho Farmhouse, Daylesford and Estelle Manor all offer fabulous dining options. The Upton Smokery just outside Burford is the perfect farm shop.

Event - The Wilderness Festival
The Wilderness Festival, held at Cornbury Park near Charlbury, is a boutique summer event combining music, food, arts and wellness. Set in stunning parkland, it features lakeside swimming, dining experiences and cultural talks, attracting a stylish, London-influenced crowd to West Oxfordshire.

Day Out – Cotswold Wildlife Park & Gardens
Cotswold Wildlife Park and Gardens is a much-loved attraction set within beautiful landscaped parkland around a Victorian manor. Home to a wide variety of animals, from giraffes to rhinos, it offers spacious enclosures, peaceful gardens, and a relaxed, family-friendly atmosphere, making it an ideal destination for a memorable day out.

THE COUNTRY HOUSE DEPT.

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