



Eynsham Mill

Eynsham, Witney

**STRUTT
& PARKER**

BNP PARIBAS GROUP



A splendid rural idyll including an eight-bedroom former mill house, two cottages, extensive outbuildings and 92 acres of land, bordered by the river Evenlode

The magnificent home is Grade II-listed and the oldest part of the mill is mentioned in the Domesday Book. The mills once provided paper to Oxford's Clarendon Press; now demolished, they pioneered the mechanisation of paper production.



4 RECEPTION ROOMS



8 BEDROOMS



5 BATHROOMS



2 COTTAGES



92.25 ACRES



FREEHOLD



RURAL



5,774 SQ FT



**GUIDE PRICE
£7,500,000**



The property

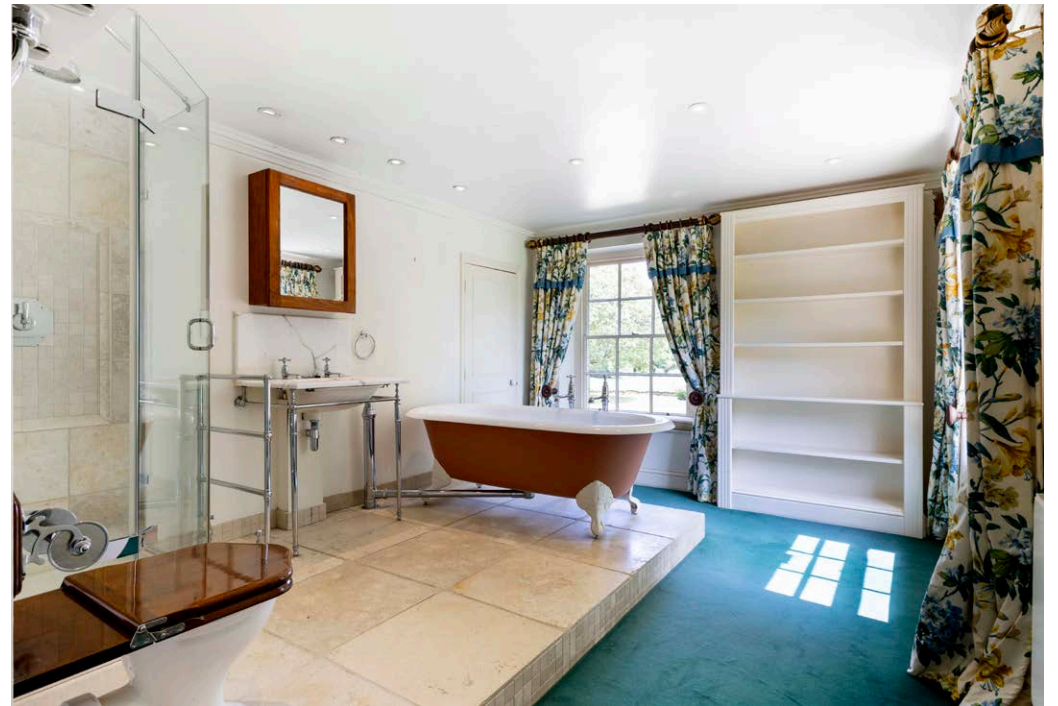
The house as it stands is believed to date back to 1800 and is built in the late Georgian style, notable for its sash windows, Cotswold stone elevations, Welsh slate roof and exposed beams. The tranquil estate has been a much-loved family home for many decades and has been extensively and sympathetically restored, both inside and out, creating light and airy interiors and beautifully landscaped, park-like grounds; the house is at once a charming and practical family home as well as a stunning example of a historic residence. While in need of some further, cosmetic, improvements, the house has been exceptionally well maintained, its period features complemented by the more modern additions to the décor.

The layout lends itself well to entertaining, with the many reception rooms leading off a central entrance hallway; on the south side of the house there are three magnificent reception rooms, each one wonderfully bright and spacious with captivating views over the gardens to the lake and its fountain beyond.

An orangery to the east side of the house adjoins the kitchen and enjoys the morning light, making a fabulous place for informal dining and sunny breakfasts with a view of the swimming pool and mill race. The kitchen is well appointed and ideal for busy family life. Service accommodation includes a number of storage spaces and two cloakrooms, a walk-through pantry and utility room. The upper floors accommodate eight good-size double bedrooms, three of which are en suite, and two family bath/shower rooms, plus a first-floor balcony.

In addition to the main house there are two self-contained two-bedroom cottages, providing guest accommodation or offering potential for older children or grandparents living at home.





Outside

The tranquil and secluded setting of Eynsham Mill is integral to the property's appeal: nestled away from the world, the house is tucked away down an enchanting tree-lined driveway, leading through a tunnel of mature trees over a stone bridge. The grand property is dramatically revealed, Cotswold stone elevations enhanced by an impressive rambling wisteria that climbs over the porch. The river Evenlode meanders through the gardens, its banks graced by weeping willows and bridges providing access to the various elements of the park-like grounds. To the front of the house, a lake and fountain create a stunning view enjoyed from the main reception rooms of the house, while sweeping lawns are studded with various specimen trees. The area is designated a special spot for wild birdlife and attracts a variety of species including swans and geese. The second lake features its own island, complete with a folly.

Extensive planting throughout creates a wonderfully colourful and vibrant garden, portioning the outside space into a series of 'garden rooms'. A rose-adorned pergola separates the croquet lawn and allium garden, while lush lavender borders surround the tennis court. Deep, sweeping flowerbeds are stocked with herbaceous planting and box topiary. For the keen grower, the kitchen garden offers an abundant vegetable plot, orchard, two large greenhouses, a cold frame and a number of garden stores.

To the east of the house, adjoining the orangery, the outdoor swimming pool is surrounded by a terrace with space for garden furniture and access to a plant room and changing facilities. There is expansive parking on a large gravel driveway which envelops

the house, and further covered parking with extensive garaging, car ports and a barn. Furthermore there are a number of flexible outbuildings such as workshops, stores and offices.

Location

Eynsham Mill sits in splendid isolation within the Evenlode Valley, 1.5 miles north of Eynsham and one mile from the A40. The delightful large village of Eynsham has a range of day-to-day amenities including a convenience store, butcher, organic deli and greengrocer. Residents also have the choice of a number of coffee shops, pubs and restaurants, with more options in the neighbouring towns of Witney and Kidlington and within the city of Oxford. Further facilities include a doctor's surgery, dentist, pharmacy and sports centre; the village primary school is also very popular. For leisure facilities, the modern members' clubs of Estelle Manor (5.2 miles) and Soho Farmhouse (17 miles) are within easy reach, while the ever-popular organic farm shop at Daylesford is 24 miles. Though wonderfully secluded, the house is well positioned for access to road and rail links, with Oxford Parkway station just six miles distant and the A40 providing a fast and convenient link to Cheltenham and Oxford as well as London via the M40 (J8 12 miles). For airports, Heathrow is 50 miles away while Gatwick is 86 miles. Sporting interests include racing at Cheltenham, golf at Burford and Wychwood, shooting at Blenheim (where there is also a popular annual international horse trials) and watersports at the Farmoor Reservoir. The area is famous for its excellent schooling including the many Oxford schools such as the Dragon, Summerfields, Oxford High School, Magdalen College School and St Edwards to name a few.



Distances

- Eynsham 1.5 miles
- Witney 6.2 miles
- Oxford 8.4 miles
- Cheltenham 34.9 miles

Nearby Stations

- Hanborough
- Oxford Parkway
- Oxford

Key Locations

- Estelle Manor
- Soho Farmhouse
- Daylesford

Nearby Schools

- Bartholomew Secondary
- Hanborough Manor Primary
- The Dragon
- St Edward's
- St John's Priory
- Kitebrook
- Tudor Hall
- Radley
- Cheltenham College
- Cheltenham Ladies' College





