Eynsham Mill,
Eynsham, Oxfordshire

Strutt & Parker

Land and property. Since 1885.

5,774 sq. ft. – 13,781 ft. sq. (536 sq. m. – 1,280 sq. m.)
6/7 bedrooms | 5 bathrooms | 4 reception rooms | 2 cottages
Garaging and outbuildings | Swimming pool | Tennis court

Wonderful riverside gardens and grounds | In all 92.25 acres

Guide price £6,500,000

An Elegant Grade II Listed Mill House with two cottages, extensive outbuildings and 92 acres, on the river Evenlode

The house is believed to date back to 1800 and is built in the Georgian style, notable for its sash windows, Cotswold stone elevations, Welsh slate roof and exposed beams. The estate has been a much-loved family home for many decades with beautifully landscaped, park-like grounds; whilst in need of some updating. The layout lends itself well for entertaining, with the many reception rooms leading off a central 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 6/7 bedrooms and 5 bathrooms, 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 two generational living.

Location

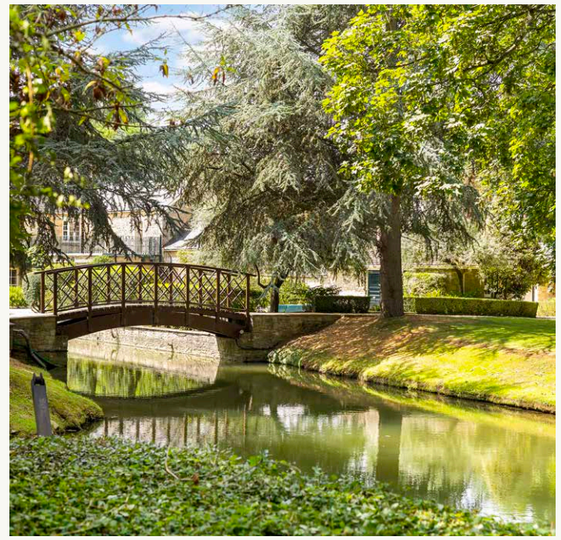
Eynsham Mill sits in splendid isolation within the Evenlode Valley, 1.5 miles north of Eynsham and one mile from the A40. The delightful large village of Eynsham has a range of day-to-day amenities including a convenience store, butcher, organic deli and greengrocer. Residents also have the choice of a number of coffee shops, pubs and restaurants, with more options in the neighbouring towns of Witney and Woodstock 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 and water sports 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.

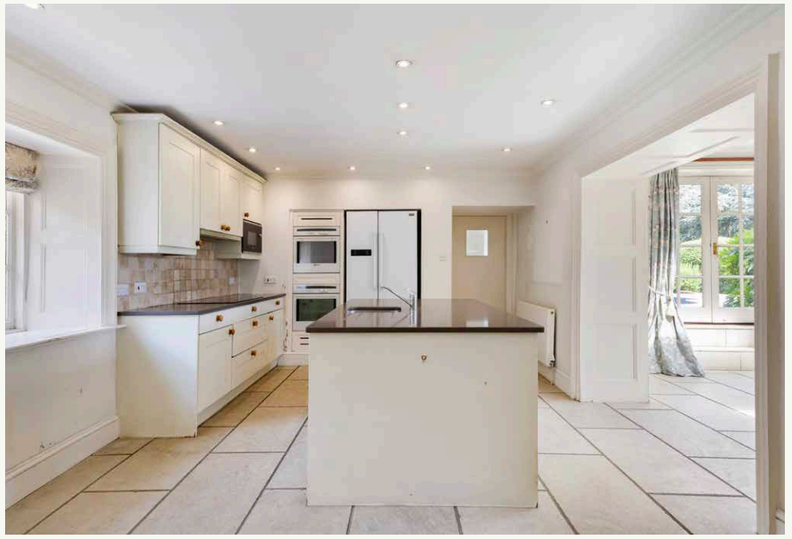
Outside

The secluded setting of Eynsham Mill is integral to the property's appeal: the house is tucked away down a tree-lined driveway and stone bridge (Grade II listed). 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 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.

General

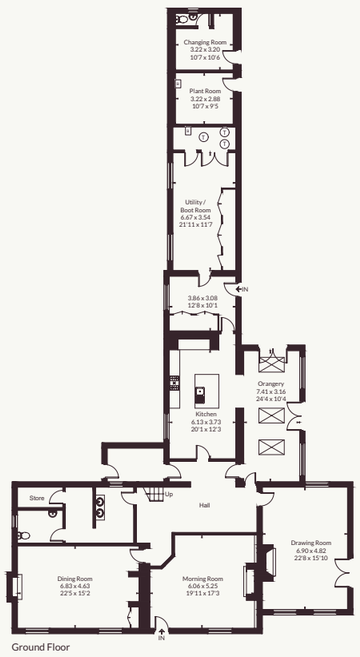
Agents note: there is a footpath, as noted on the site plan.
Local Authority: West Oxfordshire District Council
Services: Mains electricity. Oil-fired central heating. Generator access point. Private water and drainage. We understand that the private drainage at this property may not comply with the relevant regulations. Further information is being sought.
Council Tax: Band H
EPC Rating: F
Mobile and Broadband checker: Information can be found here https://checker.ofcom.org.uk/en-gb/



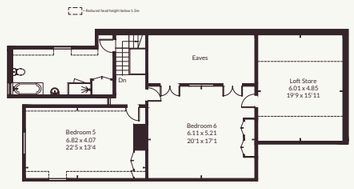


Approximate Area = 536.4 sq m / 5774 sq ft
Garages = 80.3 sq m / 864 sq ft
Outbuildings = 663.6 sq m / 7143 sq ft
Total = 1280.3 sq m / 13781 sq ft
(Excluding Eaves / Shed / Open Spaces)

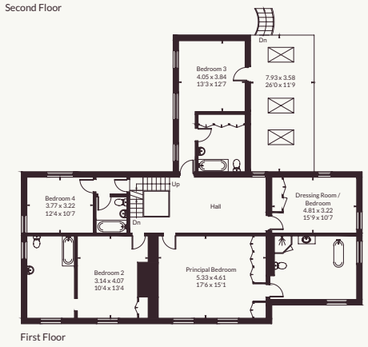
Strutt & Parker Oxford
201-203 Banbury Road, Summertown,
Oxford, OX2 7LL
01865 692303 | oxford@struttandparker.com



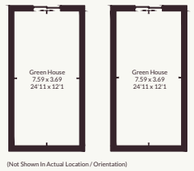
Ground Floor



Second Floor



First Floor

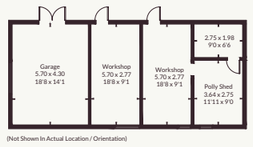


(Not Shown In Actual Location / Orientation)

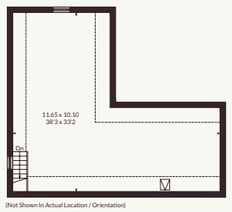
(Not Shown In Actual Location / Orientation)

(Not Shown In Actual Location / Orientation)

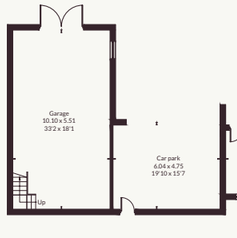
(Not Shown In Actual Location / Orientation)

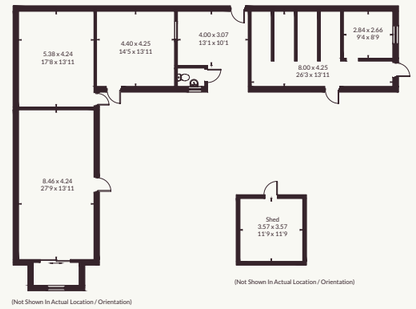


(Not Shown In Actual Location / Orientation)



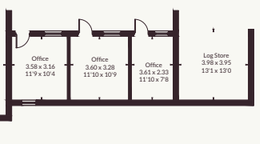
(Not Shown In Actual Location / Orientation)

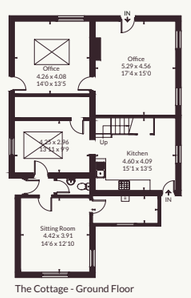




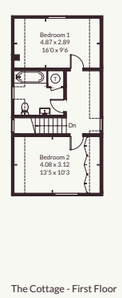
(Not Shown In Actual Location / Orientation)

(Not Shown In Actual Location / Orientation)

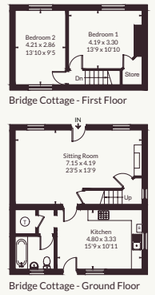




The Cottage - Ground Floor
(Not Shown In Actual Location / Orientation)



The Cottage - First Floor



Bridge Cottage - First Floor
Bridge Cottage - Ground Floor
(Not Shown In Actual Location / Orientation)

@struttandparker struttandparker.com

IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited. Template design by Fourwalls. Photographs taken August 2025. Particulars prepared August 2026.

MIX Paper from responsible sources FSC® C012602

Drawn for illustration and identification purposes only by @fourwalls-group.com #95677

Strutt & Parker

Land and property. Since 1885.