

Mill House,  
Ambrosden, Bicester



Strutt  
& Parker

Land and property. Since 1885.

A substantial and rarely available, six bedroom period home extending to over 5,000 sq ft, with beautifully landscaped gardens and a heated outdoor pool, set within a well-connected Oxfordshire village.

#### The Property

Mill House offers an abundance of light, space and flexibility throughout. A welcoming entrance hallway sets the tone, leading through to the principal living areas. The kitchen / breakfast room forms the heart of the home, with a range of fitted units, generous preparation space and views across the courtyard garden, alongside ample room for a large dining table, ideal for everyday living and informal entertaining.

The drawing room is a particularly notable space, enjoying a dual aspect with French doors opening directly onto the gardens, creating a wonderful environment for hosting. Three further reception rooms provide excellent versatility, easily adaptable as a formal dining room, sitting room, family room or substantial home office. A further room adjacent to the kitchen, previously used as a playroom, now serves as a peaceful study with direct garden access.

The ground floor is well supported by a comprehensive range of ancillary spaces including a utility room, laundry room, larder and two cloakrooms, ensuring practicality matches the scale of the accommodation.

Upstairs, the property continues to impress. The main staircase leads to five well-proportioned bedrooms, one benefitting from an en-suite, with a family bathroom serving the remainder. A second staircase rises to a superb additional bedroom suite, complete with its own en-suite and adjoining loft room, offering an ideal guest suite or private principal accommodation.



#### Outside

The grounds are a standout feature of Mill House, having been beautifully landscaped to create a private and tranquil setting. Mature trees, established planting and expansive lawns surround the property, while a generous patio provides the perfect space for outdoor dining and entertaining. A pathway leads to the heated outdoor swimming pool, offering a true retreat during the warmer months.

Additional features include a large storage shed, pump room and convenient side access via the courtyard garden.

#### Location

Ambrosden is a well-regarded village in North Oxfordshire, positioned approximately three miles south of Bicester and 13 miles north of Oxford. The village offers a strong sense of community alongside everyday amenities including a parish church, village hall, local shops and a primary school.

Bicester provides a more comprehensive range of facilities, including supermarkets, restaurants, leisure amenities and the renowned Bicester Village shopping destination. For commuters, Bicester North and Bicester Village stations offer regular services to London Marylebone in around 45 minutes, while the M40 (J9 and J10) provides convenient road access to London, Oxford and Birmingham.

#### General

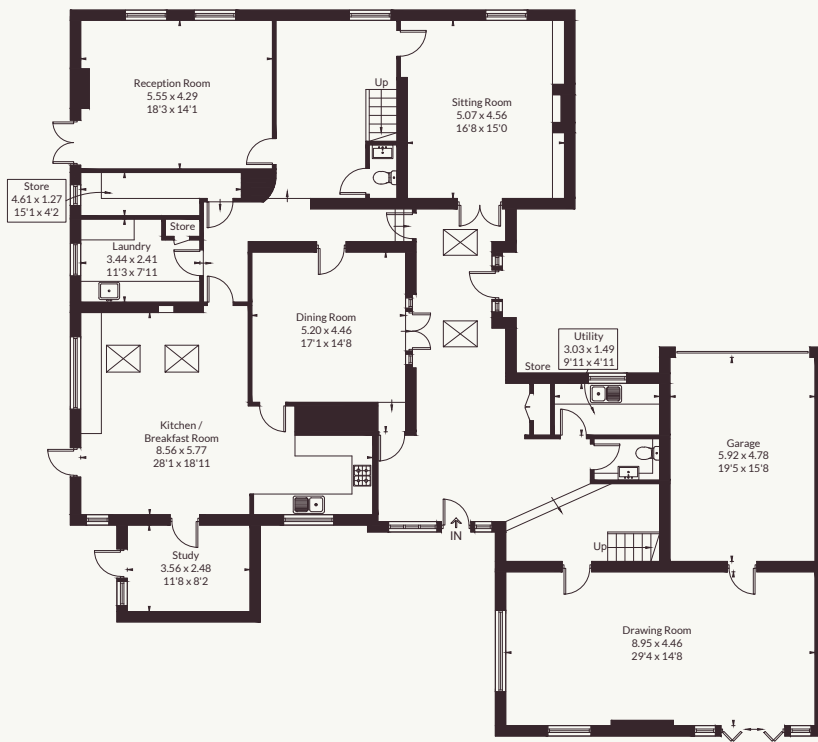
Local Authority: Cherwell District Council  
Services: Mains water, drainage and electricity  
Council Tax: Band G  
EPC Rating: D  
Mobile and Broadband checker: Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

5,068 sq ft (471 sq m)  
4 reception rooms  
6 bedrooms | 3 bathrooms  
Swimming pool  
Outbuildings & Storage  
Freehold | Ambrosden

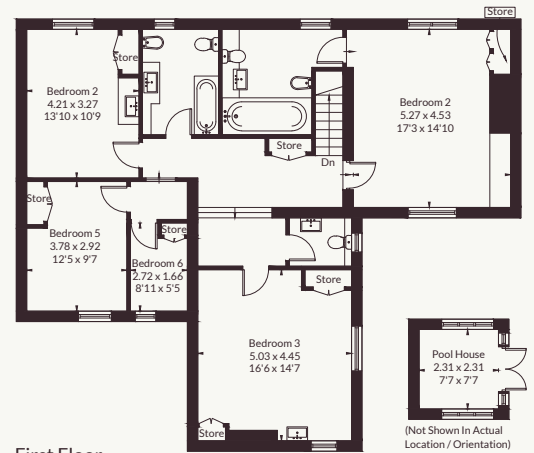
Guide price £1,150,000



Approximate Floor Area = 471 sq m / 5070 sq ft  
 (Excluding Outbuilding & Including Garage)  
 Outbuilding = 5 sq m / 57 sq ft  
 Total = 476 sq m / 5127 sq ft

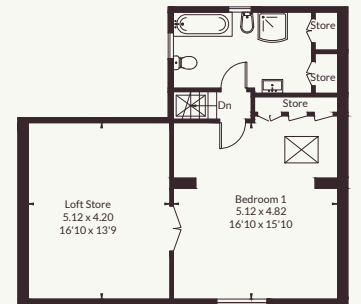


Ground Floor



First Floor

Outbuilding  
 (Not Shown In Actual Location / Orientation)



First Floor

Drawn for illustration and identification purposes only by @fourwalls-group.com #106289

## Strutt & Parker Oxford

201-203 Banbury Road, Summertown, Oxford, OX2 7LL

01865 692303 | oxford@struttandparker.com



@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 by Fourwalls. Photographs taken TBC. Particulars prepared April 2026.

