



**House & Wedding Venue**  
**Acorn Barn | Milton Road | Stadhampton | OX44 7XX**

**ACORN BARN  
MILTON ROAD  
STADHAMPTON | OXFORDSHIRE  
OX44 7XX**

**5 Bedroom House & Wedding Venue**

**For Sale Freehold**

**Modern Family House** with  
an Approximate Total **Floor Area 2,150 Sq ft**

**Wedding Barn** with an Approximate  
**Floor Area 2,250 Sq ft GIA & Bar / Café 425 Sq ft**

**Established 3 Acre Grounds**

**Private & Easily Accessible** Semi-Rural Location

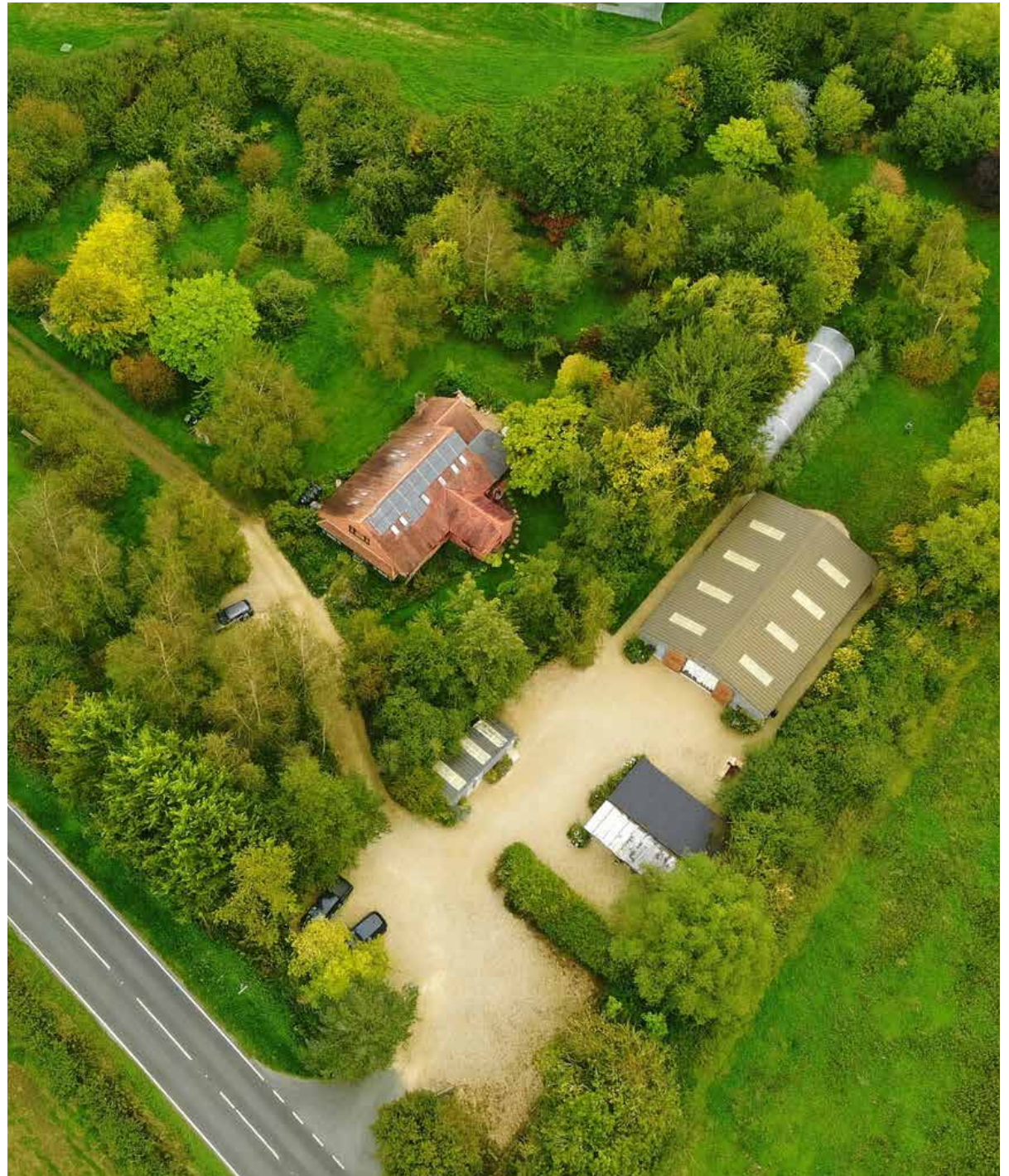
**Profitable Business with Scope to Grow**

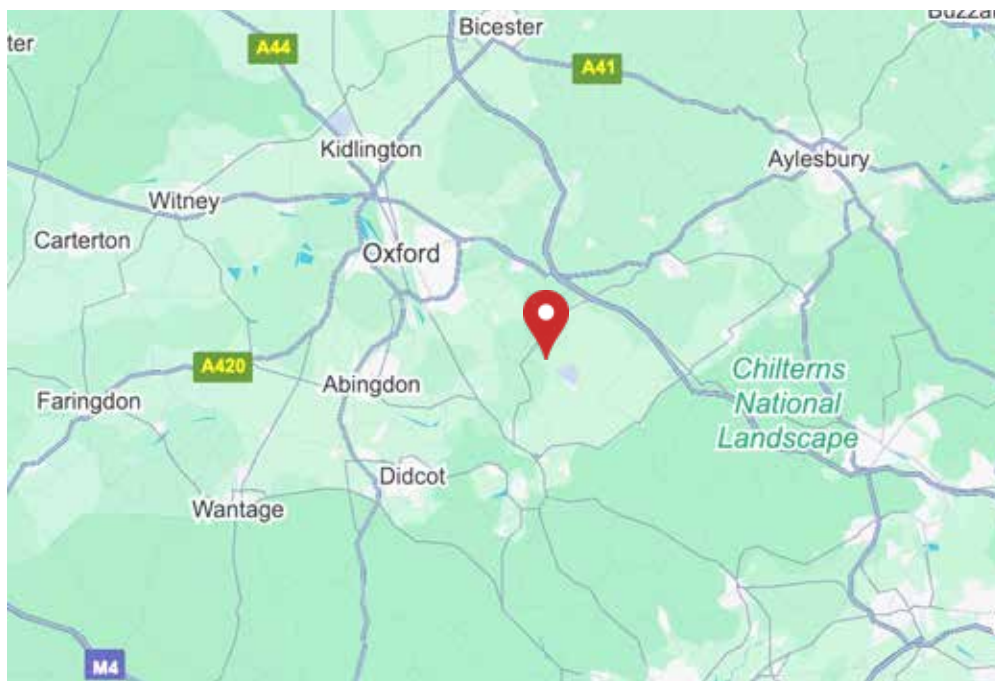
**Low Operational Costs**

**Scope for Residential Development Subject to Planning**

**Price £1,450,000**

Subject to Contract





## Location

Beautifully situated on **Milton Road in Stadhampton, Acorn Barn** enjoys a **superb Oxfordshire location that's both peaceful and easy to reach**. Surrounded by open countryside yet close to major towns and transport links, it's the ideal spot for couples and guests travelling from near or far.

- **Oxford** – 8 miles (around 20 minutes)  
The historic city of Oxford, with its dreaming spires, boutique hotels, and vibrant dining scene, is just a short drive away.
- **Thame** – 9 miles (around 15 minutes)  
This charming market town offers a range of accommodation options, independent shops, and traditional pubs.
- **M40 Motorway** (Junction 7) – 4 miles (around 8 minutes)  
Quick access to the M40 makes Acorn Barn perfectly placed for guests travelling from London, the Midlands, or beyond.
- **Bicester** – 18 miles (around 25 minutes)  
Home to the world-renowned Bicester Village, perfect for pre-wedding shopping or a stylish weekend stay.
- **The Cotswolds** – 25 miles (around 40 minutes)  
Explore the picture-perfect villages and scenic countryside of the Cotswolds, just a short journey from the venue.
- **London** – 55 miles (around 75 minutes)  
The capital is within easy reach, ideal for guests travelling from the city for a countryside celebration.
- **Heathrow Airport** – 40 miles (around 50 minutes)  
International guests will appreciate the straightforward drive from one of the UK's major airports.

With such excellent connections, Acorn Barn combines the best of both worlds — a serene rural setting with effortless accessibility. Whether your guests are arriving from nearby Oxfordshire or from further afield, the journey to Acorn Barn is as simple as it is scenic.

## Description

### A modern family home & stunning wedding venue combined

The property comprises a modern 5 Bedroom family house measuring approximately 2,150 Sq ft and an established wedding venue including bespoke wedding barn measuring 2,250 Sq ft, bar / coffee barn and toilet block, beautiful gardens, excellent parking, all set in private 3 acre grounds, along with a business with enormous potential to grow.

The property was built in 2002 and modernised / extended when the current owners bought it in 2004 and now offers spacious and versatile accommodation.

### House Accommodation

**Reception Hall:** Wide entrance hall with access to all ground floor rooms and a large library area with a staircase leading to the first floor.

**Bedrooms:** 5 Double Bedrooms (3 en-suite) 3 on the ground floor 2 on the first floor.

**Bathroom:** Family bathroom with a bath and separate shower.

**Sitting Room:** A large open plan room with a wood-burning stove and French doors opening onto a covered decking area.

**Kitchen:** Including range cooker, dishwasher and large Belfast sink.

**Larder:** Large walk-in larder.

**Utility Lobby:** Containing the oil-fired central heating boiler plus large storage cupboards.



**Cloakroom:** Toilet and hand basin.

**Utility Room:** Large oak framed room with space for washing machine, tumble drier, fridge and freezer.

**Solar Panels:** The property benefits from a 3.7kwh photovoltaic solar panel system fitted to the roof, resulting in substantial energy savings and a supplementary income.



## Wedding Venue

### Wedding Barn

The venue comprises a 2,250 Sq ft (18m x 12m approx.) wedding barn, with roof windows, sound and thermal insulation and tasteful interior lighting. There is built-in bar with a sink and under-counter fridges which can be compacted away if not needed.

### Bar / Coffee Shop

A 10m x 5m outbuilding in front of the barn which used to be a potting shed but which is now an integral part of the venue used by couples as a bar, tea and coffee room, quiet area or food preparation area.

### Toilet Block

A luxury toilet block, with male, female and disabled loos. The true value of this business lies in the growth potential.



## Wedding Business

Acorn Barn is currently a dry hire wedding venue, licensed to hold legal ceremonies, with a capacity to accommodate up to 150 guests. It has been operating since 2019 holding one wedding per week between May and September.

Acorn Barn has quickly established itself as a sought-after venue with an excellent reputation. Currently a lifestyle business being run single handedly, it generates a good income with low operating costs, over only five months of the year, please contact Fields for details. Advertising is solely through word of mouth, organic website rankings, and occasional sponsored Instagram advertisements.

## Business Growth Opportunities

### ■ Increase the calendar

The number of weddings could be increased significantly by making it a full year venue.

### ■ Hire Model Change

The hire model could be changed from three day DIY weddings to one day hire managed weddings, potentially quadrupling the number of weddings per week.

This has been experimented with and proved viable. Several of the 2025 bookings are one day managed weddings.

### ■ Drinks / bar service provision

With a bar in the barn, coffee shop and two outdoor bars, there is the option to provide in-house drinks packages and a bar service. This is currently offered as an option, which has proved popular, but could be made a compulsory part of the hire.

### ■ Wedding packages

There is a growing list of recommended suppliers, it would be straightforward to create packages for the couples that



encompass venue hire, accommodation, catering, furniture hire, photography and other services, earning commission from each supplier.

### ■ Onsite accommodation

There is space to introduce onsite accommodation options, such as A-frame huts or luxury glamping tents subject to any consents required.

### ■ Catering services

Partner with caterers or develop an in-house catering service.

### ■ Event management

Offer event planning and on the day coordination services.







Floor 0

**Approximate total area<sup>(1)</sup>**

1524 ft<sup>2</sup>

**Balconies and terraces**

178 ft<sup>2</sup>

**Reduced headroom**

16 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom:

Below 5 ft

Calculations reference the RICS IPMS: 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





Floor 0 Building 1



Floor 0 Building 2

Approximate total area<sup>(1)</sup>  
2676 ft<sup>2</sup>

(1) Excluding balconies and terraces.

Calculations reference the RICS IPMS:  
3C standard. Measurements are  
approximate and not to scale. This  
floor plan is intended for illustration  
only.

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**Title**

The property is held freehold under 2 titles:

ON132069 House & Wedding Barn  
ON110570 Gardens & Paddock

**Planning**

The land has the following classifications.

Agricultural land  
SSSI (Sites of Special Scientific Interest)  
(The site is not within the Greenbelt or AONB).

**Planning History**

| Application No. | Planning Approval                                                                                                                                                            |
|-----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| P22/S3912/S73   | S73 application to remove condition 4(agricultural occupancy) on application P00/N0374. Bungalow for agricultural worker.                                                    |
| P22/S2761/LDE   | Occupation of the dwelling by persons who are not wholly employed, or last employed in the locality in agriculture contrary to condition 4 of planning permission P00/N0374. |
| P18/S2550/FUL   | Change of use of agricultural storage barn to wedding venue for the period May to September.                                                                                 |
| P15/S3488/FUL   | Proposed erection of general purpose barn for the purposes of storage of animal feed, straw and animal bedding storage, tractor and forklift store, harvest store            |
| P00/N0374       | Planning permission bungalow for agricultural worker                                                                                                                         |



## EPC

63D with potential for 69C.

## VAT

The property is not elected for VAT.

## Business Rates

The property falls within the South Oxfordshire rating area.

Ratable value: £11,000

Rates payable: £5,489 (100% relief obtainable subject to criteria)

## Council Tax

Council tax band E.

## Guide Price

Guide Price £1,450,000.

## Viewing

By appointment through the agents, Fields Commercial: 01844 261 261.

## what3words

[///enjoy.organist.provide](http://enjoy.organist.provide)

## Photography

Some images may have been digitally enhanced to improve sky, lighting, or colour balance. These adjustments are for presentation purposes only — property features and dimensions remain accurately represented.

## Anti-Money Laundering

To comply with Anti-Money Laundering legislation it will be necessary for the buyer to provide information to enable completion of AML checks before the transaction is completed.

Information required will include:

- 1) Corporate structure and ownership details.
- 2) Identification and verification of ultimate beneficial owners.
- 3) Satisfactory proof of the source of funds for the buyers/funders/lessee.

**FIELDS**  
COMMERCIAL

chartered surveyors

### Fields Commercial

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