



Rainbow Farm
Buckland Road | Bampton | Oxfordshire | OX18 2AA

RAINBOW FARM



A versatile and well-appointed country residence set in approximately 17 acres, offering substantial living accommodation, excellent equestrian facilities, and idyllic rural surroundings on the edge of the Cotswolds.



KEY FEATURES

- Approx. 2,900 sq. ft of family accommodation over two floors
- Detached barn with 2,583 sq. ft of ancillary accommodation
- Five/six bedrooms including two en-suites
- Three reception rooms and home office/study
- Triple aspect sitting room with open fireplace and French doors
- Kitchen/breakfast room with utility room and cloakrooms
- Extensive equestrian facilities
- Landscaped gardens and mature orchard with pond
- Circa 17 acres of land
- Gated driveway and ample off-road parking
- Planning permission for an American-style barn/stable and conservatory extension.

Planning Ref: 21/02742/PN42

Accommodation Summary

Rainbow Farm is an exceptional detached country home extending to approximately 2,900 sq. ft, set amidst beautiful, landscaped gardens and mature grounds of around 17 acres. This outstanding property seamlessly combines elegant family living with extensive equestrian and agricultural facilities, creating a rare lifestyle opportunity in the heart of Oxfordshire.

The principal residence is arranged over two floors and offers a harmonious blend of traditional charm and modern convenience. The ground floor features a welcoming reception hall, three generous reception rooms including a triple-aspect sitting room with French doors opening to the garden, and a stylish fitted kitchen/breakfast room with adjoining utility and cloakrooms. A downstairs guest bedroom with en-suite adds further flexibility.









SELLER INSIGHT

“ From the moment we set foot on Rainbow Farm, we knew it was something special. It wasn't just the space - though the sweeping layout and that characterful barn definitely caught our eye - it was the sense of possibility. The house offered us a lifestyle we didn't know we were craving until we saw it all laid out in front of us.

Inside, the home is filled with light. The large lounge, with its panoramic views of the land, quickly became our favourite spot to unwind. We found comfort in how naturally cool the house stays during the summer, particularly in the playroom and office - perfect sanctuaries during those sweltering months. Every room feels thoughtfully placed, and we've made subtle improvements over time to keep it both modern and functional.

The outdoor space has been nothing short of magical. We've hosted countless barbecues, parties, and impromptu football tournaments. The kids have had the run of the land - racing motorbikes and buggies, creating adventures on every corner of the field. The gym, barn, and hard-standing areas gave us the freedom to stay active and creative without ever needing to leave home.

Life here has supported not just our routines, but our values. Whether we're embracing quiet mornings with coffee and a view, or hosting friends and family for lively celebrations, this home has always risen to the occasion. We've felt grounded, connected to nature, and inspired.

Bampton is just a short drive away, with its charming shops and excellent schools, and Burford's boutique cafes and restaurants are close enough for a quick weekend outing. Plus, with Oxford and Swindon only 20 minutes in either direction, we never felt cut off - just perfectly tucked away. There is also a number of fantastic restaurants nearby including the renowned Double Red Duke in Clanfield, which draws visitors from London and beyond for its exceptional food and atmosphere.

To anyone stepping into this home next: let the space guide you. Make the most of the views, the light, the laughter, and above all, the freedom this home offers. Rainbow Farm has been our joy, and we know it's ready to be someone else's.*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.







Upstairs, the principal suite enjoys an en-suite bathroom, accompanied by four further bedrooms, a family bathroom, and a study/storeroom, ideal for working from home.









Beyond the main house lies an impressive detached 2,583 sq. ft barn, offering a two-storey annexe with kitchenette and cloakroom - ideal for home office use or guest accommodation.



STEP OUTSIDE

The double garage features electric doors and is set in a traditional stone with a pitched roof, blending seamlessly with the rustic charm of the surrounding home. Additional facilities include four large loose boxes, two foaling boxes, enclosed kennels, feed stores, hay barn, and direct access to an all-weather manege and paddock.

With secure gated access, an expansive gravel driveway, landscaped gardens including mature orchards and pond, and panoramic countryside views, Rainbow Farm is a truly distinctive rural estate.







LOCATION

Set just outside the picturesque and sought-after village of Bampton, Rainbow Farm enjoys a peaceful yet highly accessible position in the Oxfordshire countryside. Bampton is well-known for its historic charm and connection to the filming of Downton Abbey. The village boasts a mini-supermarket, a butcher, pub, doctor's surgery, pharmacy, post office and a primary school.

Witney lies only 6 miles away and offers a wider selection of shops and amenities, while the historic city of Oxford is just 19 miles, providing world-class educational, shopping, and cultural facilities. Excellent transport links include easy access to the A40, A420, and M40, with rail connections to London from nearby Oxford and Didcot.





INFORMATION

Services, Utilities & Property Information

Tenure - Freehold

Council Tax Band F - West Oxfordshire District Council

Property construction - Standard - stone and tile

Electricity supply - Mains

Water supply - Mains

Drainage & Sewerage - Septic tank. There will be maintenance costs involved so please speak with the agent for further information.

Heating - Mains gas

Broadband - Ultrafast FTTP broadband connection available - we advise you to check with your provider.

Mobile signal/coverage - Some 4G and 5G mobile signal is available in the area - we advise you to check with your provider.

Parking - Garage parking for 2 cars and driveway parking for 8 cars.

Special Notes - The Gov.uk website shows that the property is high-risk for flooding from rivers and there was limited surface water flooding in the left field in 2023.

The vendor has made us aware that there is asbestos present in the barn roof which is in an undisturbed condition.

Directions: From Oxford, take the A40 westbound towards Witney. After passing through Witney, take the Bampton/Brize Norton exit. Continue along this road and follow signs for Bampton. Upon entering the village, proceed along the High Street, passing St Mary's Church. Continue straight ahead and take the turning onto Buckland Road. Rainbow Farm is located approximately one mile out of the village, set back from the lane with gated access and clearly marked signage.

For satellite navigation, please use the postcode: OX18 2AA.

What3words: leaves.recline.retail

Viewing Arrangements

Strictly via the vendors sole agent Kathryn Anderson at Fine & Country on 07979 648748 or 01608 619919. kathryn.anderson@fineandcountry.com.

Website

For more information visit <https://www.fineandcountry.co.uk/cotswolds-estate-agents>.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer.



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 08.07.2025





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We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

*We value the little things
that make a home*



KATHRYN ANDERSON PARTNER AGENT

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As a partner agent representing Fine & Country Cotswolds and Cheltenham, I bring a wealth of experience and knowledge in the property industry. I have had the privilege of calling the Cotswolds my home for over 30 years and have accumulated more than twenty-five years of experience working for both corporate and independent high-end estate agents in the Cotswolds, South Oxfordshire, and Cheltenham regions. With a personable, dedicated, honest approach, I understand the intricacies of both sellers and buyers in an ever-changing market. I strive to make things as simple and stress-free as possible for all my clients. I can offer a personalised experience tailored to your needs, with transparency, open communication, and integrity, I will look after you through each step of the process, this has earned me many returning vendors in the past, a testament to my client-focused and effective service. When not at work, I enjoy life in the Cotswolds going on country walks with my dog Fleur, property renovation, horse racing, tennis, good restaurants, and fine wine!

“Kathryn is a person to get the job done, if you want a property sold she will definitely do it for you. She is eloquent and efficient. She enabled many viewings by providing a fantastic brochure, video and beautiful photographs. She liaised with me after every viewing, and every step of the way, from start to finish on the sale of my property. She also has great contacts, and provided me with a brilliant solicitor who was also quick and efficient.”

“Kathryn Anderson is the most competent agent I have ever dealt with, she's amazing and managed to get a very complicated sale through with ease. Great communication and will call and reply to messages, out of office hours. Wouldn't hesitate to use her again, in fact I wouldn't consider using anyone else. Good job Kathryn you are fabulous!”

THE FINE & COUNTRY
FOUNDATION

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