



# Friars Well

Aynho, Oxfordshire

**STRUTT  
& PARKER**

BNP PARIBAS GROUP



## An imposing Grade II listed period property set in 17.35 acres on the edge of Aynho.

An imposing period property with over 5,500 sq ft of accommodation set in 17.35 acres with wonderful views.



**5 RECEPTION ROOMS**



**9 BEDROOMS**



**5 BATHROOMS**



**DRIVEWAY WITH AMPLE PARKING**



**17.35 ACRES**



**FREEHOLD**



**VILLAGE**



**5,735 SQ FT**



**GUIDE PRICE  
£2,250,000**

### The property

Constructed of stone under a Stonesfield slate roof, Friars Well was built by the Cartwright Family (originally of Aynhoe Park) in 1763 and was named Aynhoe Park Cottage. It was renamed in the 1950s after the natural spring in the grounds.

The house has been extensively remodelled over the years. In the 1950's renowned architect Raymond Erith, who did other notable work in the village, was retained by the Cartwrights to remodel the house enhancing the Georgian proportions, re-ordering the interior and introducing a fine curved staircase - one of his 'signature designs' with a cupola above. He also raised the roof level, re-ordering the space and introducing a series of attics. In the 1960's Lady Ward retained John Fowler of Colefax and Fowler, to advise on further alterations to the house including the ground floor and first floor extension to the rear of the house.

The house itself is approached through a porch into the entrance hall from which the principal reception

rooms can be accessed. The drawing room is double aspect with a marble open fireplace and windows with views over the garden and parkland beyond. A door connects the drawing room to the library which is central to the house and has French doors opening out to the west facing terrace. This links through to the sitting room, with fireplace and double aspect windows. A central hallway links the front of the house to the rear, providing a second 'butler's entrance' to the dining room as well as access to the cloakroom, butler's pantry and the kitchen/breakfast room.

The kitchen/breakfast room has a range of base and eye level units, two door AGA and larder store. Adjacent to the kitchen/breakfast room is the rear hallway with a back door leading to a large utility room, downstairs office, study and rear staircase.

The first floor comprises the principal bedroom with en-suite bathroom (which can double as Jack and Jill to the second bedroom), third bedroom with en-suite, six further bedrooms and three more bathrooms. A concealed staircase leads up to the attics.













## Location

Aynho is an attractive village on the borders of North Oxfordshire and South Northamptonshire with westward views over the Cherwell Valley. The village has a thriving community, with a parish church as well as the imposing Grade I Listed Aynhoe Park - home to RH England with two dining experiences. There is also a children's playground and playing fields with a tennis court and cricket wicket.

Local shopping can be found in Deddington with more extensive facilities at the market towns of Banbury, Brackley and Bicester. Other large centres nearby include Oxford and Milton Keynes. Bicester Village outlet shopping village is also only 9.5 miles.

There is a range of local schooling options including Newbottle and Charlton Primary and Croughton Primary, with secondary schooling at Chenderit and Magdalen. Nearby prep schools include Winchester House and Beachborough, with public schools Stowe, Tudor Hall and Bloxham School.

Communication links are also excellent with regular mainline train services to London Marylebone, Oxford and Birmingham from Bicester North and Banbury. The M40 (J10 and J11) are also within easy reach.

Local leisure and sporting nearby includes Soho Farmhouse (10.5 miles away), golf at Tadmarton Heath and Rye Hill and Bannatynes Gym only 4.4 miles away.

## Outside

The house is approached from the road through double gates, along a gravelled drive which sweeps in front of the house providing ample off-road parking.

The gardens are a particular feature of the property and were designed by John Fowler whilst Lanning Roper undertook some of the planting. A stone terrace abuts the south western elevation and overlooks a lawn area which runs down to a ha-ha with views over the parkland. The parkland has a range of mature trees, some of which were planted as part of Capability Brown's design for Aynhoe Park.



## Distances

- Banbury - 6.6 miles
- Brackley - 7.2 miles
- Bicester - 8.7 miles
- Chipping Norton - 13.9 miles
- Oxford - 24.5 miles

## Nearby Stations

- Kings Sutton Train Station - 2.8 miles
- Banbury Train Station - 6.8 miles
- Bicester Village Station - 8.7 miles
- Bicester North Station - 8.8 miles

## Nearby Schools

- Winchester House - 6.6 miles
- Beachborough - 8.8 miles
- Stowe School - 12.5 miles
- Tudor Hall - 6.5 miles
- Bloxham School - 7.3 miles
- Chenderit School - 8.3 miles
- Newbottle & Charlton Primary - 2.7 miles

## Key Locations

- RH England at Aynhoe Park - 180ft
- Soho Farmhouse - 10.5 miles
- Bicester Village - 9.5 miles





## Friars Well, Aynho, OX17 3BG

Total Area - 7.02 ha / 17.35 ac

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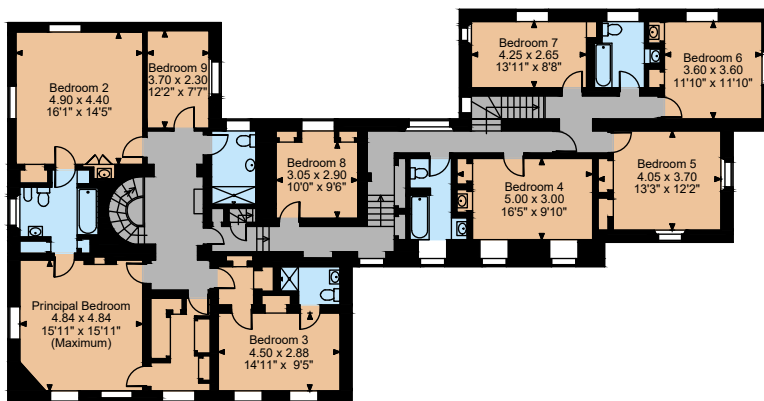
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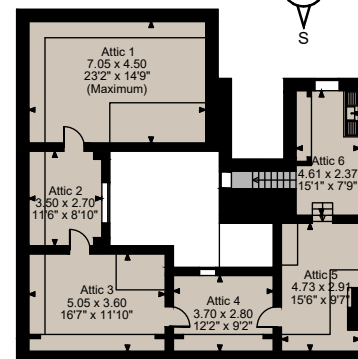




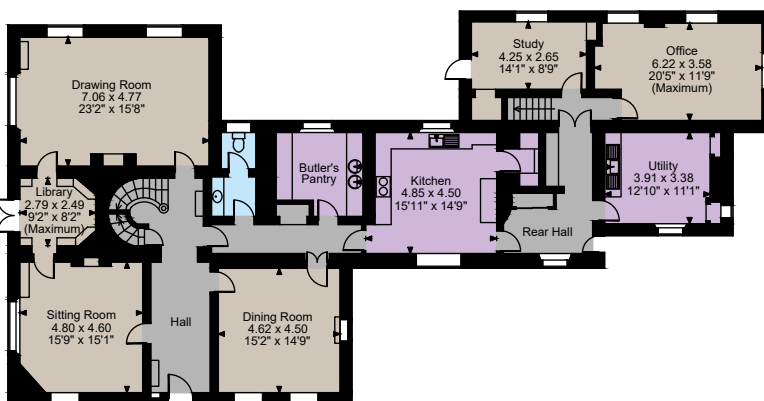




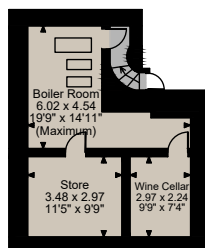
First Floor



Attics



Ground Floor



Cellar

The position & size of doors, windows, appliances and other features are approximate only.

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## Floorplans

House internal area 5,735 sq ft (533 sq m)

For identification purposes only.

## Directions

OX17 3BG

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## General

Local Authority: West Northamptonshire Council.

Services: Mains water and electricity. Private drainage. Oil-fired central heating (There is a mains gas connection laid to the house which is not currently in use).

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band H

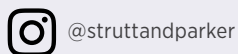
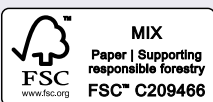
EPC Rating: F

## Banbury

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