

Aston House Stud



Strictly Private & Confidential

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An elegant and substantial period village house operated for many years as an owner-breeder Stud Farm

Aston House Stud, The Green, Aston Rowant, Watlington, Oxfordshire, OX49 5ST

M40 J6 1.3 miles, Watlington 4 miles, Thame 6 miles, Princes Risborough 7 miles, Haddenham & Thame Parkway 10 miles,
High Wycombe 12.5 miles, Henley on Thames 14.5 miles, Oxford 16 miles

Haddenham & Thame to London Marylebone and Princes Risborough to London Marylebone from about 40 mins

Features:

Main house

Entrance hall, sitting room, kitchen & dining room, utility room, cloakroom, principal bedroom with walk-in wardrobe and bathroom,
guest bedroom with en-suite bathroom, 4 further bedrooms, family bathroom

Secondary house

Entrance hall, office, sitting/dining room, kitchen/breakfast room, utility, tv room, principal bedroom with en-suite bathroom,
4 further bedrooms, 2 further bathrooms

Outbuildings

5 Substantial stable blocks, offices and storage 593 m. sq. (6,379 ft. sq.)

In all 50.34 acres (20.37 Ha)





Situation:

Aston Rowant is a lovely and popular village located in the lea of the Chiltern Hills. There is a mainline rail service from either High Wycombe, Princes Risborough or Haddenham & Thame Parkway to London Marylebone in approximately 40 minutes. The M40 (Jct 6) and 24-hour Oxford Tube stop are only 1.3 miles away, and Heathrow Airport is 30 miles away.

Schools in the area include a Church of England primary school in the village, Watlington Primary School, Lewknor Church of England Primary School and Icknield Community College, as well as Lord William's in Thame. Private schools include The Dragon School, Summer Fields School, Magdalen College School, Cothill House School and St. Edward's School in Summertown, Oxford. For girls, Headington is also easily accessible via the Oxford Tube.

Comprehensive shops and amenities are in Watlington, Princes Risborough and Thame. The larger centres of Henley-on-Thames and Oxford are also easily accessible. Nearby is Le Manoir aux Quat'Saisons at Great Milton, The Sir Charles Napier at Chinnor and Raymond Blanc's The Black Horse at Thame.

There is an active cricket club in the village and horse racing at the neighbouring Kingston Blount point-to-point course. Golf at Princes Risborough Golf Club, Oxford Golf Hotel & Spa and Waterstock Golf Club and Driving Range. There is an extensive network of nearby footpaths and bridleways, including the Ridgeway

History

Since its acquisition in 1980, Aston House Stud operated for many years as an owner-breeder operation before transitioning to commercial breeding. Foaled and raised at the stud, horses racing in the owners' own colours included the Doncaster Cup winners Buckley and Boreas, 1000 Guineas-placed Crystal Gazing, and Melbourne Cup runner-up Bauer, while graduates sold to race for others include the pattern winners Khalidi, Rodaballo, Safety In Numbers, Takfa Yahmed, and Lady Claypoole, a Grade 3 winner in 2025. The stud also bred Flowing Tide, dam of Grand National winner Bindaree, alongside other successful performers across multiple racing jurisdictions.

Throughout these decades, the Stud maintained horses in training with Luca Cumani for over thirty years, reflecting the enduring professional relationships and unwavering commitment to excellence that have defined Aston House—a proven breeding establishment now offered to continue its tradition under new ownership.







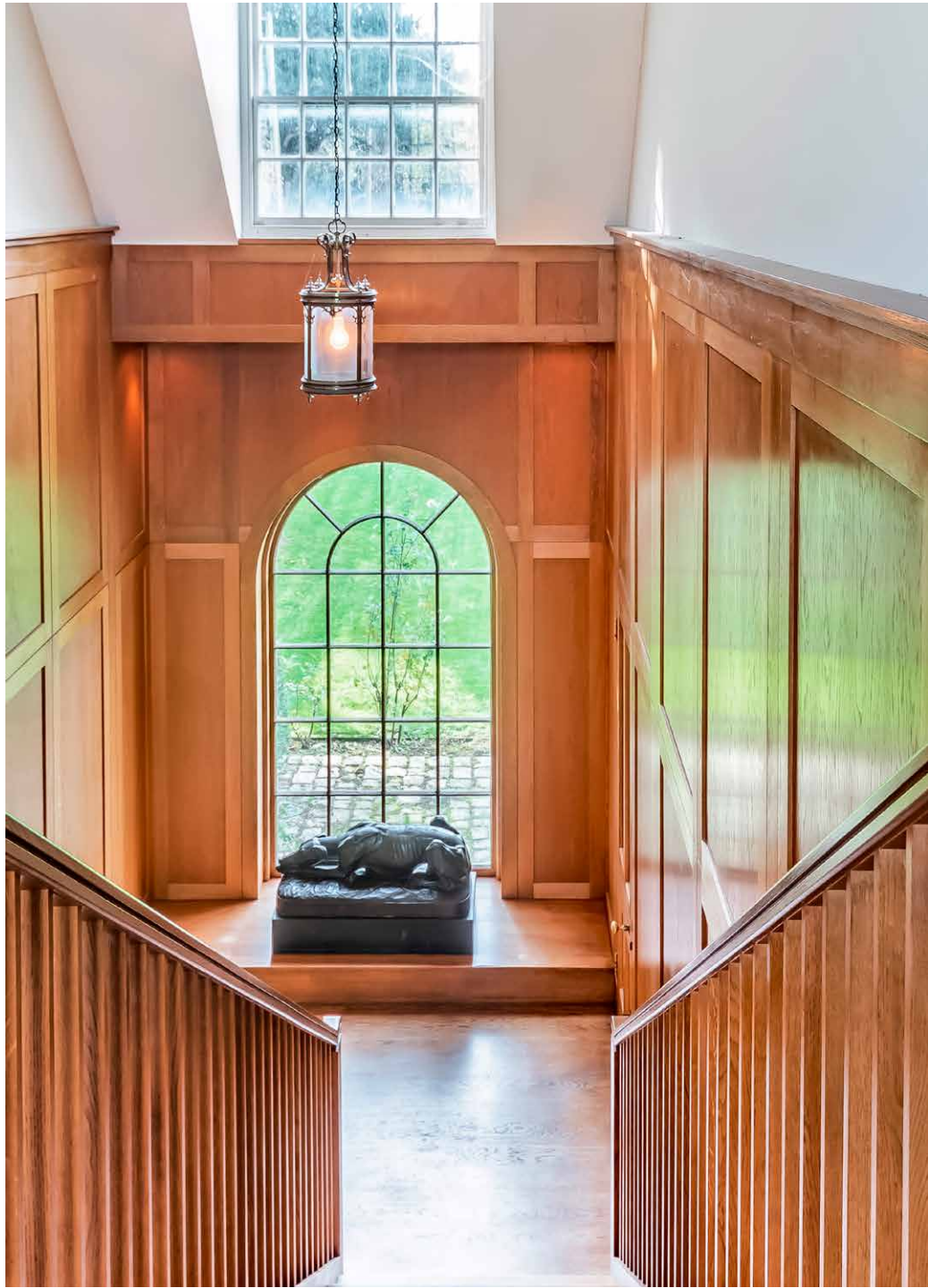
Secondary house



Secondary house



Secondary house



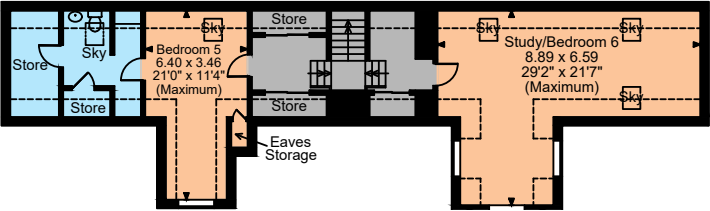
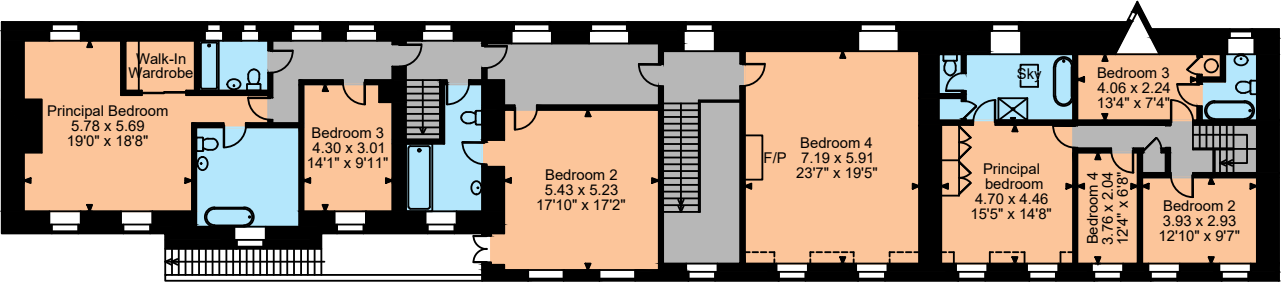
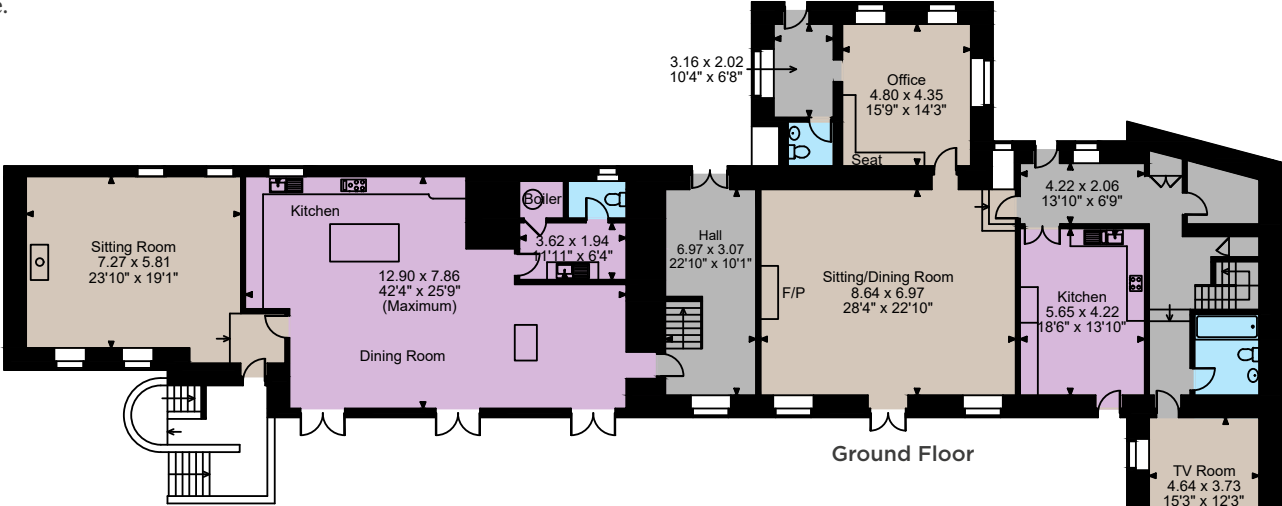


Floorplans for main house and secondary house

Approximate Gross Internal Area*: 7,554 sq ft (702 sq m)

Illustration for identification purposes only. Not to scale.

*As defined by RICS – Code of Measuring Practice.

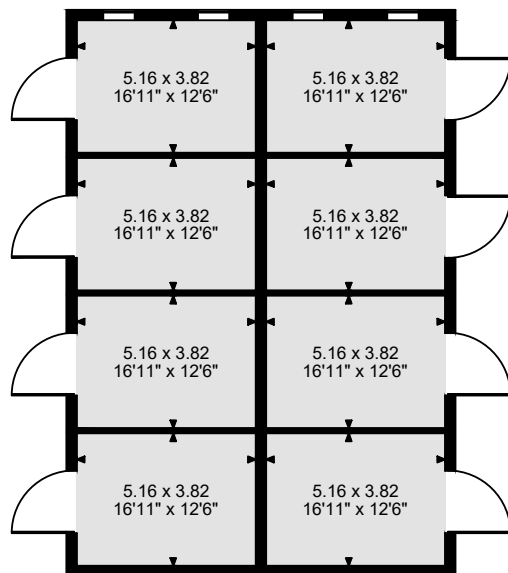




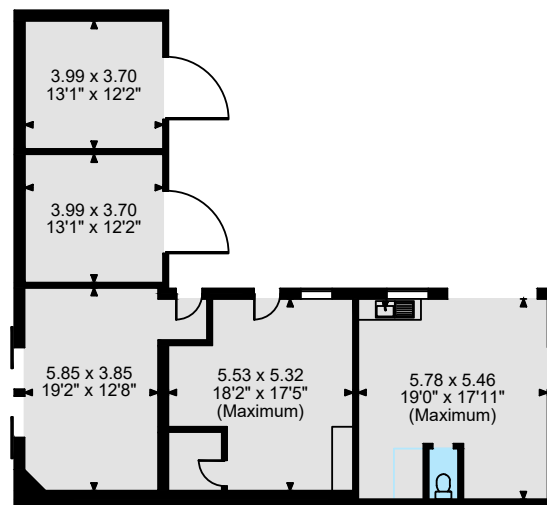
Approximate Gross Internal Area*: 6,379 sq ft (593 sq m)

Illustration for identification purposes only. Not to scale.

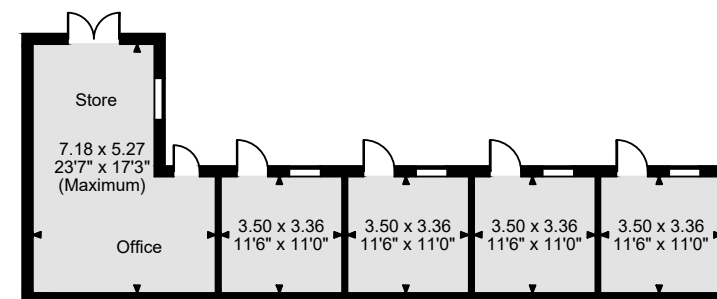
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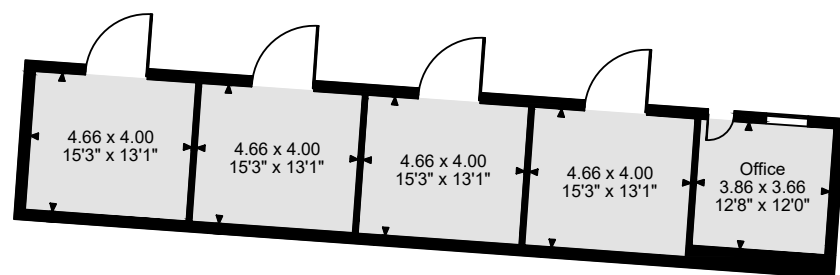
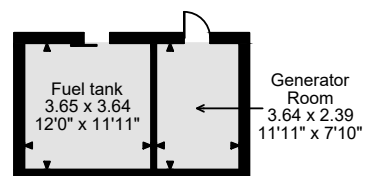
Stable Block 1



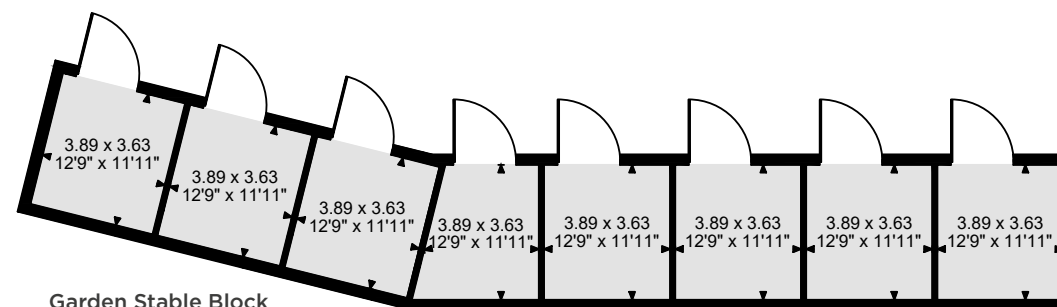
Stable Block 2



Stable Block 3



Stable Block 4



Garden Stable Block





Aston House Stud

Total Area - 20.37 ha / 50.34 ac

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Not to Scale. Drawing No. Z26726-01 | Date 30.10.25





Directions

(OX49 5ST) what3words///themes.intensely.cookbooks

General

Local Authority: South Oxfordshire District Council

Services: Mains electricity, water and drainage. Oil fired central heating.

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

Council Tax: Band C

EPC Rating: Main House F, Secondary House E

Tenure: Freehold

Guide Price: £3,500,000

Fixtures and Fittings: Only those items known as fixtures and fittings will be included in the sale. Certain items may be available by separate negotiations.

Wayleaves, easements and rights of way: The property is being sold subject to and with the benefit of all rights including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

A public footpath crosses part of the land. Further details are available from the vendor's agent upon request.

Basic Payment: The entitlements to the Basic Payment are not included in the sale.

Environmental Schemes: We are not aware of any environmental schemes at the property

Designations: Aston House Stud is located just outside the Chiltern National Landscape (formerly known as an Area of Outstanding Natural Beauty)

Prospective purchasers are advised that they should make their own enquiries of the local planning authority

Covenants and/or restrictions: There are restrictions/covenants listed on the Land Registry Title deed, details of which will be made available by the vendors solicitors on request.

VAT: Any guide price quoted or discussed is exclusive of VAT. In the event that a sale of the property, or any part of it, or any right attached to it, becomes a chargeable supply for the purposes of VAT, such tax will be payable in addition.

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