Lavender Farmhouse

Region: The South West **Sleeps:** 10

Overview



Perfectly positioned towards the edge of the village in the Cotswold countryside lies the Lavender Farmhouse. The 12.5 acres Farmhouse offers plenty of space and seclusion in a conservation area. Offering a relaxed and friendly atmosphere with an abundance of actives to enjoy onsite, whilst still being just a short drive from Oxford, Soho Farmhouse and the market towns of Banbury and Bicester.

Ideal for any summer family getaway, this chic home boasts an eclectic and comfortable interior. Built from the iconic Cotswold Stone and including exposed beams, oak floors, and a slate roof. The accommodation is arranged on a single storey around an attractive courtyard in a classic 'U' shape ideal for family living and entertaining. All rooms face out to the pretty courtyard garden designed by garden designer Louise Bowman-Shaw.

Character filled; the heart of the house really delivers. The modern farmhouse kitchen has azure blue wooden cabinetry, wooden top surfaces, and a tiled flooring throughout – perfect for whipping up a feast. Doors open directly onto the stone terrace courtyard that beautifully fills the centre of the property. The suntrap courtyard provides outside dining for ten. The kitchen leads onto the drawing-room with vaulted ceilings, exposed timbers, and wooden floors. The drawing room is dual aspect with fireplace and wood burner. It is a flexible light room with comfortable seating and a dining table for guests to enjoy. Guests have additional entertaining space in the generous living room. The cosy sitting room boasting a smart TV, comfy seating and wood burning stove is lovely in the winter months. There is a party/games barn too! This houses a table tennis table, table football, darts and a small gym.

The five ground floor ensuite bedrooms are located along the west wing of the Farmhouse, with most of the bedrooms enjoying floor to ceiling picture windows or French doors to the courtyard garden. They consist of the master bedroom with a super king-size bed and ensuite bathroom. Three further bedrooms, one super king bed, and two king-size beds, are also available. The final fifth child-friendly bedroom has a single truckle bed, sleeping up to two. All bedrooms benefit from an en suite bath or shower room.

Outside, the property is approached along a gravel drive to the parking area at the front of the property and continues to the rear, the courtyard, and stables. Guests have ample space to unwind in the south-facing landscaped garden, which provided an incredible sun trap within the courtyard. There are additional gardens with a spacious lawn, mature trees, and a waterlily pond to the adjoining east paddock. Outside, kids can enjoy the table tennis, cricket nets, croquet lawn, hidden rugby post, boating, a trampoline and the pièce de resistance - a stunning outdoor heated swimming pool.







Fritwell, a picturesque village in Oxfordshire, offers a peaceful retreat with its medieval church, stone cottages, and numerous fine pubs and restaurants in

the nearby villages. From here, guests have easy access to nearby attractions like RH England at Aynhoe Park, Blenheim Palace, and Warwick Castle. Enjoy world-class shopping at Bicester Village, explore nature at the Cotswolds and Otmoor Nature Reserve, or experience thrilling sports at Silverstone Circuit and Kirtlington Polo Club. With nearby golf at Kirtlington Golf Club and the historic charm of Oxford, Fritwell is the ideal base for a blend of relaxation, adventure, and cultural discovery.

Facilities

Historical Sites • Exclusive • Walking/Hiking Paths • Ideal for Kids • Working Fireplace/Woodburner • Private Pool • Wine Tasting • Golf Nearby • Recommended • Ideal for Teens • Manor • Wow Factor • Heated Pool • All Bedrooms En-Suite • Ground Floor Bed & Bath • Parking Space • Wi-Fi/Internet • Rural Location • Washing Machine • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Table Tennis • Indoor Games • Gym/Fitness Room • Tumble Dryer • Dishwasher • Microwave • AGA • Smart TV • Outdoor Games • Table Football • Animal farm • Heating • Kid-friendly museum • Kid-friendly excursions • Pre-Stocked Fridge Available • Playground nearby • Board games • Children's books • Trampoline • Basketball net

Interior & Grounds

Farmhouse Interiors

The Farmhouse *(all on one level)*

- Entrance/boot room
- Kitchen with oven, induction hob, AGA (available during winter months), microwave, Nutribullet, Kitchen Aid, toaster and kettle
- Pantry
- Drawing/dining room with dining table, comfortable seating, piano and fireplace
- Living room with TV, fireplace and pool table
- Bedroom One: Master bedroom with super king bed and doors leading outside and en-suite bathroom with bath and walk-in shower
- Bedroom Two: Bedroom with king bed and en-suite shower room
- Bedroom Three: Bedroom with super king bed and en-suite shower room
- Bedroom Four: Bedroom with king bed and en-suite shower room
- Bedroom Five: Single bed with pull-out single (may suit children best), and en-suite bathroom
- Utility room with washing machine and dryer

The Barn

- Sofas
- Table tennis
- Table football
- Games cupboard
- Gym
- Shower room
- WC
- Kitchen area, with fridge and sink (no cooker)
- Trestle tables (available on request)

Outside Grounds

- Private heated swimming pool (with safety cover)
- Sun loungers and bean bags









- Courtyard garden designed by garden designer Louise Bowman-Shaw
- Courtyard dining area for 10 guests
- Pond with water lilies and rowing boat
- Dining area for 10 guests with pond view
- Trampoline
- Parking for 5 cars

For larger groups, an additional 2 bedroom cottage is available at extra cost. The cottage is located next to the barn and overlooks the swimming pool. Please enquire for rates.

Additional Facilities

- Wi-Fi
- Basketball net

Location & Local Information

Located in the heart of Oxfordshire, the picturesque village of Fritwell is a perfect base for exploring a rich tapestry of history, culture, and natural beauty. This quintessential English village, with its medieval parish church and traditional stone cottages, offers a peaceful retreat steeped in heritage.

A short drive away is **RH England at Aynhoe Park**, a must-visit destination blending the opulence of a 17th-century manor with the innovative design of Restoration Hardware. Stroll through galleries showcasing exquisite furniture, curated art, and unique homeware. After exploring, relax at the café or wine bar, surrounded by stunning interiors and landscaped grounds.

History enthusiasts will be drawn to nearby landmarks like **Blenheim Palace**, a UNESCO World Heritage Site with breathtaking baroque architecture and sprawling gardens. **Sulgrave Manor**, the ancestral home of George Washington, offers a fascinating glimpse into Anglo-American history, while the grandeur of **Warwick Castle** brings the medieval era to life.

For shopping, **Bicester Village** is just minutes away, offering luxury brands at discounted prices. Nature lovers will enjoy the rolling hills and charming villages of the **Cotswolds**, as well as serene walks at **Otmoor Nature Reserve**. The beautifully landscaped **Rousham House and Gardens** is another nearby gem for garden enthusiasts.

Golf lovers can tee off at **Kirtlington Golf Club**, an 18-hole championship course set in beautiful Oxfordshire countryside, or enjoy the refined sport of polo at **Kirtlington Polo Club**, where you can watch thrilling matches or even try your hand at the sport.

Thrill-seekers can visit **Silverstone Circuit**, the iconic home of British motorsport. Families will adore the **Cotswold Wildlife Park**, with its giraffes, penguins, and other exotic animals.

Oxford can be reached in less than an hour, where the dreaming spires, historic colleges, and attractions like the Ashmolean Museum await. For those who prefer the quieter charm of rural life, explore the traditional villages of Adderbury and Middleton Cheney.

From the village's peaceful charm and unique attractions like RH England to nearby cultural, historical, and natural wonders, Fritwell offers a blend of adventure, relaxation, and timeless beauty that will captivate every visitor. Discover this enchanting corner of Oxfordshire and create unforgettable memories.

Local Amenities

Nearest Airport	**Heathrow Airport (90 km)**
Nearest Bar/Pub	**The Fox Inn (3 km)**









Nearest City	**Oxford (37 km)**
Nearest Golf	**Bicester Golf Club (12.8 km)**
Nearest Restaurant	**RH England (5.5 km)**
Nearest Supermarket	**M&S Simply Food (5 km)**
Nearest Town	**Bicester (11.5 km)**
Nearest Train Station	**Bicester North Train Station (11 km)**
Nearest Village	**Fritwell (0.5 km)**
Sightseeing	**RH England (5.5 km)**

What we love

- There's facilities to keep the whole family entertained including table tennis, table football, pool table and trampoline
- The garden makes a magnificent place to be in the Summer months. Enjoy a dip in the private heated swimming pool, a quite dinner my the pond or a gin & tonic in beautiful flower garden, all while enjoying the beautiful countryside surroundings
- All the bedrooms are located on the ground floor with en suite bathrooms
- Superb location set within easy reaching distance of the Cotswolds, Oxford and Soho Farmhouse with plenty to see, do and explore!

What you should know...

- It is essential that parents of young children supervise them around the ungated pond and swimming pool, which does not have a alarm. There is a safety cover for when the pool is not in use.
- Please take care if using the open-tread stairs in the barn.
- Two friendly Bengal cats live at the property and will be in residence during your booking.
- Please be aware the owner/maintenance/pool man lives in a separate cottage by the pool with a separate entrance. The maintenance man is very discrete and will have no contact with guests during their stay.
- For larger groups, an additional 2 bedroom cottage is available at extra cost. The cottage is located next to the barn and overlooks the swimming pool. Please enquire for rates.
- Please note that the 3D virtual tour presents the most updated photos of the house.

Terms & Conditions

- **Security deposit:** £1000 charged to the client's credit card as a pre-authorisation at least 2 weeks prior to arrival and refunded two weeks after departure, subject to a full inspection.

- **Arrival time:** 4.00 p.m.

- **Departure time:** 10.00 a.m.

- **Energy costs included?:** Yes.

- **Linen & towels included?:** Yes.

- **Pets welcome?:** Not allowed. Please note that two friendly Bengal cats live at the property and will be in residence during your booking.

- **Other Ts and Cs:** Weddings, stag/hen parties and any special events are on request only and subject to prior arrangement with the owner and additional charges. Please be aware the maintenance/pool man lives in a separate cottage by the pool with a separate entrance. The maintenance man is very discrete and will have no contact with guests during their stay. Please note personal belongings of the owners are at the property. The owners kindly asks for guests to be mindful and respectful of their personal belonging A maximum of 10 guests are permitted to stay at the property and the lead booker must be 30+ years old. Please state the purpose of visit on your booking form. Failure to adhere to this will result in the loss of your full deposit. Please show consideration for our neighbours in the early morning and late evening, and use the terraces and gardens around the house as quiet areas after 11pm. Please do not set up music systems outside the house and limit any loud music playing inside the house so it cannot be heard outside. For larger groups, an additional 2 bedroom cottage is available at extra cost. The cottage is located next to the barn and overlooks the swimming pool. Please enquire for rates.

- **Changeover day:** Friday. All other days on request.

- **End of stay cleaning:** Standard changeover clean included in the price. Guests are required to leave the accommodation clean, tidy and in the same condition as on their arrival. Any extra cleaning, laundry, maintenance and/or rubbish disposal required will be charged against the security deposit.

- **Smoking Allowed?:** Smoking & vaping are not permitted.

- **Other 2:** A public footpath/right of way runs through part of the grounds, close to the garden and outdoor play area. The footpath is generally very lightly used; however, guests may occasionally see walkers passing through during their stay.

- **Minimum stay:** 7 nights. All other durations on request.

- **Heating costs included?:** Yes.

- **Internet access?:** Wi-Fi internet access included.

- **Pool towels included?:** Yes, pool towels are provided and are included in the rental price.