



## LIMEWOOD HOUSE




Aston Rowant, Oxfordshire





# A WONDERFUL FAMILY HOME WITH LARGE GARDEN, TENNIS COURT AND GOOD CONNECTIONS TO OXFORD SCHOOLS, HENLEY AND LONDON

Discreetly positioned on a peaceful no-through lane at the foot of the iconic Chiltern Escarpment, Limewood House is an elegant and versatile home, beautifully appointed for modern family living.

			EPC
5	3	4	D

Local Authority: South Oxfordshire District Council.  
Council Tax band: G  
Services: Mains water and electricity, private drainage. Oil-fired central heating  
Tenure: Freehold





## THE PROPERTY

This handsome home enjoys a thoughtfully designed layout, with bright and expansive reception rooms that make the most of the natural light and surrounding greenery. Whether entertaining or simply unwinding with family, the generous interiors offer the perfect blend of style and comfort. The versatility of the accommodation lends itself equally to multi-generational living or those seeking flexible work-from-home solutions.

Outside, the property is surrounded by the rolling Oxfordshire countryside and a rich network of footpaths and bridleways that begin virtually at the doorstep — ideal for those who revel in country pursuits. The peaceful village of Aston Rowant is a highly sought-after community, known for its charming character, primary school, highly regarded cricket club and social scene, a local pub and great access to London.





# SITUATION

Limewood House enjoys an outstanding location on the edge of Aston Rowant, a no-through village that sits within the Chilterns Area of Outstanding Natural Beauty. The area is renowned for its exceptional walking and riding routes, yet remains highly connected. Commuters benefit from superb access to London, with Junction 6 of the M40 and regular 24-hour Oxford Tube services to the capital. Mainline rail connections to London Marylebone are available from High Wycombe, Princes Risborough, and Haddenham & Thame Parkway, with journey times of approximately 35 minutes. Daily amenities can be found in the nearby market towns of Watlington (4 miles) and Thame (6 miles), while the larger centres of Henley-on-Thames and Oxford are within easy reach.

# SCHOOLING

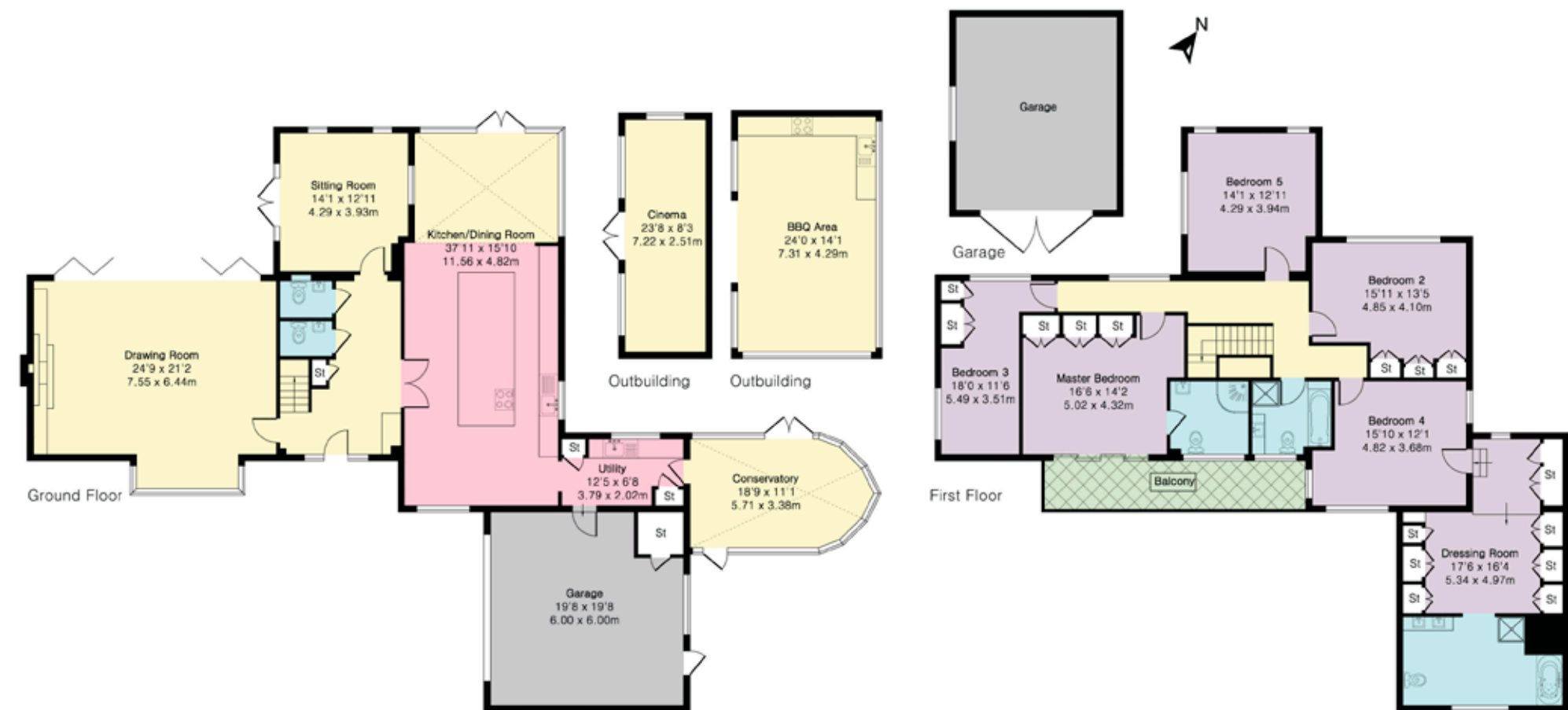
The area offers an excellent choice of both state and independent schools. Local options include the Church of England Primary School in Aston Rowant, Lewknor Primary, Watlington Primary, Icknield Community College, and Lord Williams’s School in Thame. Independent schools in Oxford – including the Dragon School, Summer Fields, Magdalen College School, Headington, Cothill House, and St Edward’s – are all readily accessible, with many offering convenient school bus services or connections via the Oxford Tube.











Approximate Gross Internal Area = 320 sq m / 3,449 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



We would be delighted  
to tell you more.

Harry Sheppard  
01865 264879  
harry.sheppard@knightfrank.com

Knight Frank Oxford  
274 Banbury Road  
Summertown, Oxford, OX2 7DY

knightfrank.co.uk

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated May 2025. Photographs and videos dated May 2025. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.