

Goose Farm

Fritwell, Oxfordshire





Impressive, converted barns on the edge of a village, with separate cottage, party barn and swimming pool nestled in approximately 13 acres of land.

Bicester 7 miles | Banbury 14 miles | M40 (J10) 2.4 miles | Chipping Norton 15 miles | Soho Farmhouse 10 miles
 Bicester North railway station 7.5 miles (mainline railway station to London Marylebone from 45 minutes) | Oxford 19 miles
 (Distances and times approximate).

		
5+2	5+1	2+1

Summary of accommodation

Entrance hall | Drawing room | Family/games room | Kitchen/breakfast room | Pantry | Boot room | Laundry room | Cloakroom and WC

Principal bedroom with ensuite bathroom and dressing area | Four further bedrooms with ensembles

Outbuildings, Gardens and Grounds

Party Barn | Two bedroom cottage | Triple car port | Wobbly barn | Two stables | Swimming Pool | Lake | Courtyard Garden
 Paddocks | Woodland | Vegetable Garden | Greenhouse

In all about 13 acres

Situation

Fritwell is a highly sought-after conservation village, ideally located for easy access to Oxford, as well as the bustling market towns of Banbury and Bicester. The village's name, "Fritwell," is derived from the Old English "Fyrht-wielle," meaning "wishing well". The village features a mix of well-preserved 17th-century stone houses and cottages and more recent developments. The village benefits from a notable church, a local butcher and general store combined, and a well-regarded primary school, all contributing to the vibrant community atmosphere and convenience of village life.

Bicester, just 7.5 miles away, offers an extensive range of shops and facilities, including Europe's largest factory outlet, Bicester Village. Additional shopping options are available in the nearby towns of Banbury, Oxford, Woodstock and Chipping Norton.

Daylesford Organic Shop & Spa is just 22 miles away, while the renowned Soho Farmhouse is only 9 miles from the village. RH England at Aynho Park is less than 3 miles away offers a fusion of design, hospitality, and heritage, marking Restoration Hardware's first international venture outside North America.

Communications are excellent, with easy access to London, just 70 miles away. The M40 (J10) is only 2.4 miles from the village, while Bicester North Railway Station, located 7 miles away, offers a direct service to London Marylebone with a journey time of approximately 45 minutes. Birmingham Airport is 52 miles away, Heathrow 56 miles, and Oxford Airport is just 13 miles, providing convenient travel options for both domestic and international connections.

Fritwell is perfectly situated for the top Oxford Schools; Preparatory schools include The Dragon, Summer Fields, Cothill, Winchester House and Chandlings Manor. Secondary schools include Oxford High, Headington, St Edwards and Magdalen College. Also within easy reach are Radley, Abingdon, Tudor Hall, Stowe, Bloxham School, Cheltenham Ladies' College and Cheltenham College.

The area offers a wealth of sporting activities, including world-class racing at Cheltenham and Stratford-upon-Avon, as well as polo at Kirtlington and Cirencester Park. Golf enthusiasts can enjoy courses at Tadmarton, The Oxfordshire, Heythrop Park, Burford, and Studley Wood.

Additionally, motor racing at Silverstone is within easy reach.



Goose Farm

Goose Farm was originally converted in 2006 and has been further updated more recently by the current owners. The property is arranged on a single level in a classic 'U'-shaped layout, all centred around an attractive courtyard. This design not only maximizes natural light in each room, but also creates an ideal space for entertaining and family living. Every room opens onto the courtyard, which was thoughtfully designed by renowned garden designer Louise Bowman-Shaw.

As a converted barn, many of the rooms feature vaulted ceilings, exposed timber beams, and Iroko hardwood French doors that open directly onto the courtyard. The east wing forms the heart of the home and is centred around a spacious family kitchen, thoughtfully designed around a central island and featuring an electric AGA, two dishwasher drawers, ample storage and porcelain tiled floor. Leading off the kitchen is the most impressive room in the property—the drawing room. This substantial space boasts fully vaulted ceilings with striking exposed wooden A-frames, wooden flooring, a substantial fireplace with a log burner, and French doors that open both onto the central courtyard and out to a patio with sweeping views over the lake and surrounding countryside.

The entrance hall features well-appointed storage units and a generously sized pantry. From here, the family/games room, complete with wooden effect porcelain flooring and a log burner leads through to the west wing, where the bedroom accommodation is located. The entire property benefits from underfloor heating, powered by an energy-efficient ground source heat pump, with significant subsidies contributing to the overall heating costs.

The bedroom accommodation comprises five well-proportioned bedrooms, all with ensuite bathrooms, attic storage, and most featuring built in storage and doors out into the pretty courtyard.







Party Barn & Cottage

The current owners have transformed a large stone barn into an exceptional party and leisure space. This versatile conversion includes a kitchenette, shower room, gym and upstairs a large studio and an office. The main room enjoys dual-aspect views—one side overlooking the property's fields, and the other opening out onto the pool area, making it perfect for entertaining. Adjoining the barn is a spacious two-bedroom cottage, ideal for staff accommodation, guest overflow, or currently it is being used as a very successful Airbnb rental.

Outbuildings

A range of outbuildings complements the main residence, including a stone building housing the plant room for the ground source heating system, a triple carport with an overhead storage area, two original stables, a rebuilt cart shed, and an elegant Alitex greenhouse.



Garden & Grounds

The courtyard garden has been thoughtfully designed for year-round appeal, featuring fully stocked beds, mature box hedges, and charming walkways. At the far end of the courtyard lies the pool area, complete with ample space for seating and loungers. To the left, encircled by a beautiful drystone wall, is the vegetable garden with raised beds, where the Alitex greenhouse is situated.

The lake, situated on the east side of the property, features a picturesque island and a charming boathouse. The surrounding land flows around the property, comprising paddocks, woodland areas, and vibrant wildflower meadows. The current owners have entered into environmental stewardship schemes, which provide a significant income to support the ongoing management of the land for the next 18 years.



FLOORPLANS

Approximate Gross Internal Floor Area

Main House = 395 sq m / 4,251 sq ft

Carport = 45 sq m / 484 sq ft

The Gosling = 58 sq m / 624 sq ft

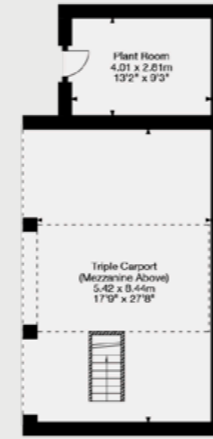
Barn 1 = 199 sq m / 2,142 sq ft

Barn 2 = 80 sq m / 861 sq ft

Outbuildings = 52 sq m / 559 sq ft

Outdoor Swimming Pool = 43 sq m / 462 sq ft

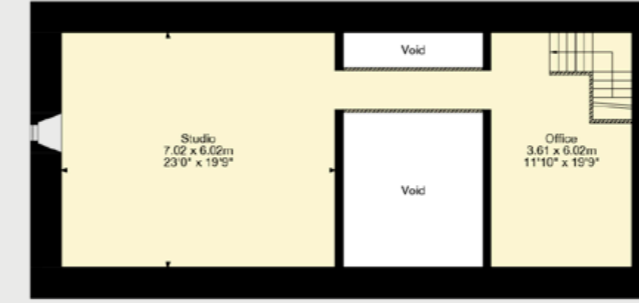
Total Area = 872 sq m / 9,383 sq ft



Carport



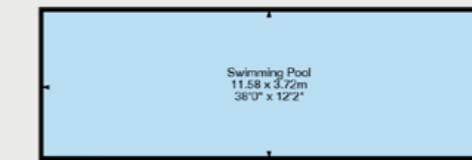
FLOORPLANS



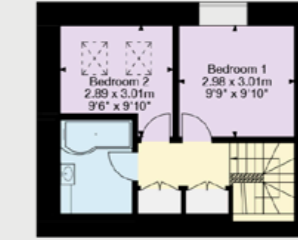
First Floor



Ground Floor
Barn 1



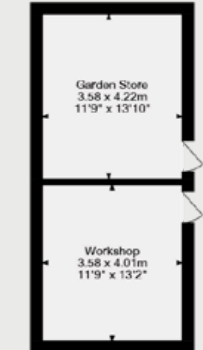
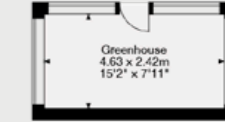
Outdoor Swimming Pool



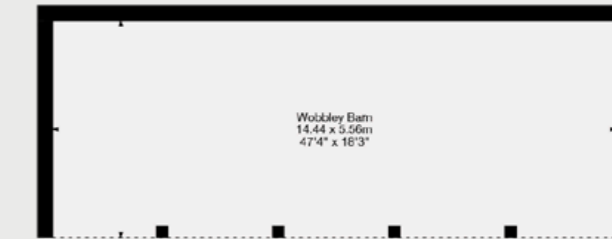
First Floor



Ground Floor
The Gosling



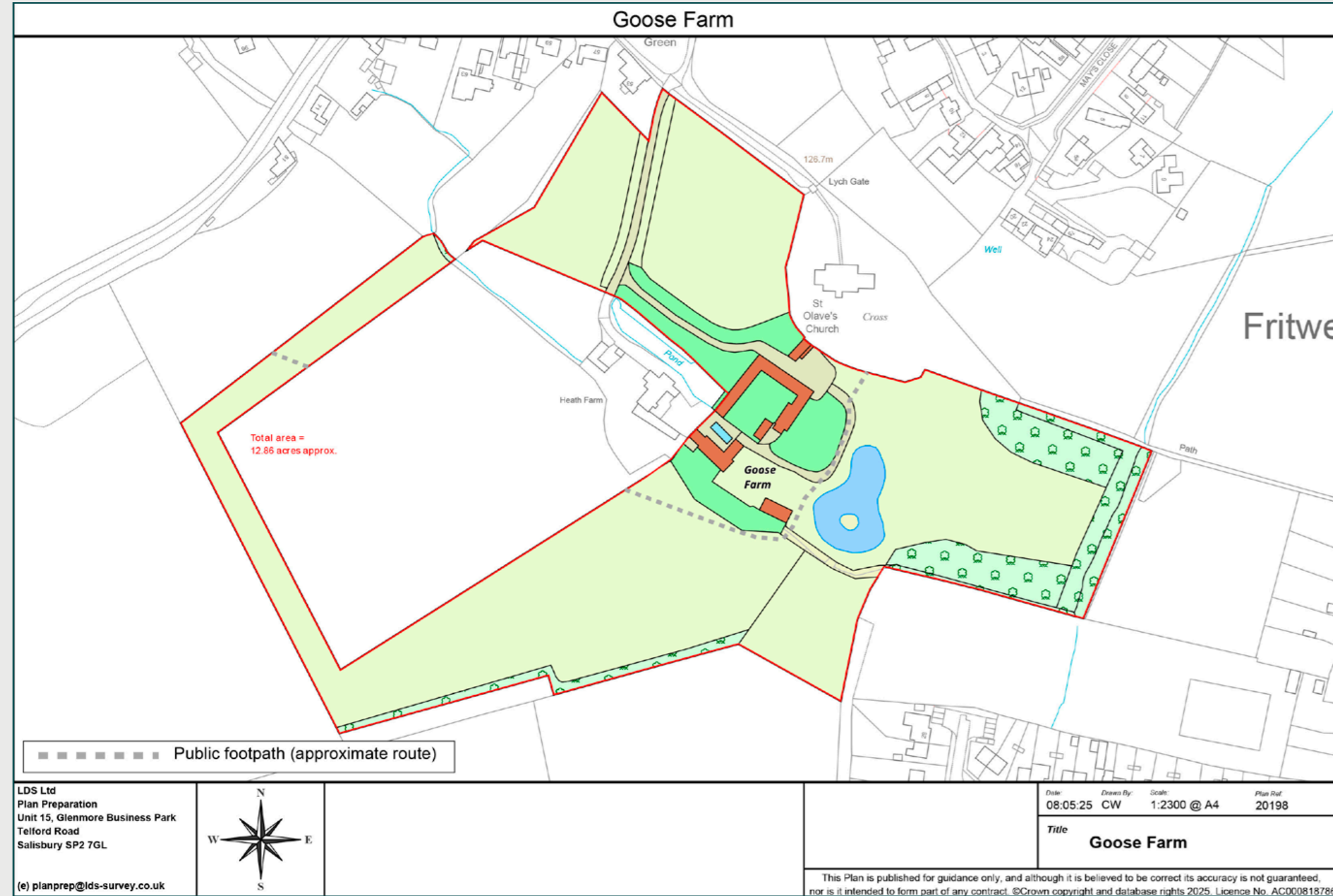
Outbuildings



Barn 2



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Property Information

Services:

Mains Water, electricity and drainage. Ground source heating. Fire and security alarms

Rights of Way:

There is a footpath over the land, refer to boundary plan

Tenure:

Freehold

Local Authority:

Cherwell District Council
01295 227001

Council Tax:

Band G

EPC:

Band D

Listing:

The property is curtilage listed

Postcode:

OX27 7QS

what3words:

///slimmer.newly.shelving

Viewings:

Strictly by prior appointment with sole agents Knight Frank





Oxford
274 Banbury Road
Summertown, Oxford
OX2 7DY

Country Department
55 Baker Street
London
W1U 8AN

Damian Gray
01865 264 851
damian.gray@knightfrank.com

Jamie Robson
020 7861 1549
jamie.robson@knightfrank.com

[knightfrank.co.uk](https://www.knightfrank.co.uk)

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.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP 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 the agents, seller(s) or lessor(s). 2. 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. 3. 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 or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. 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 April 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 or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.