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LIMEWOOD HOUSE

— ASTON ROWANT —



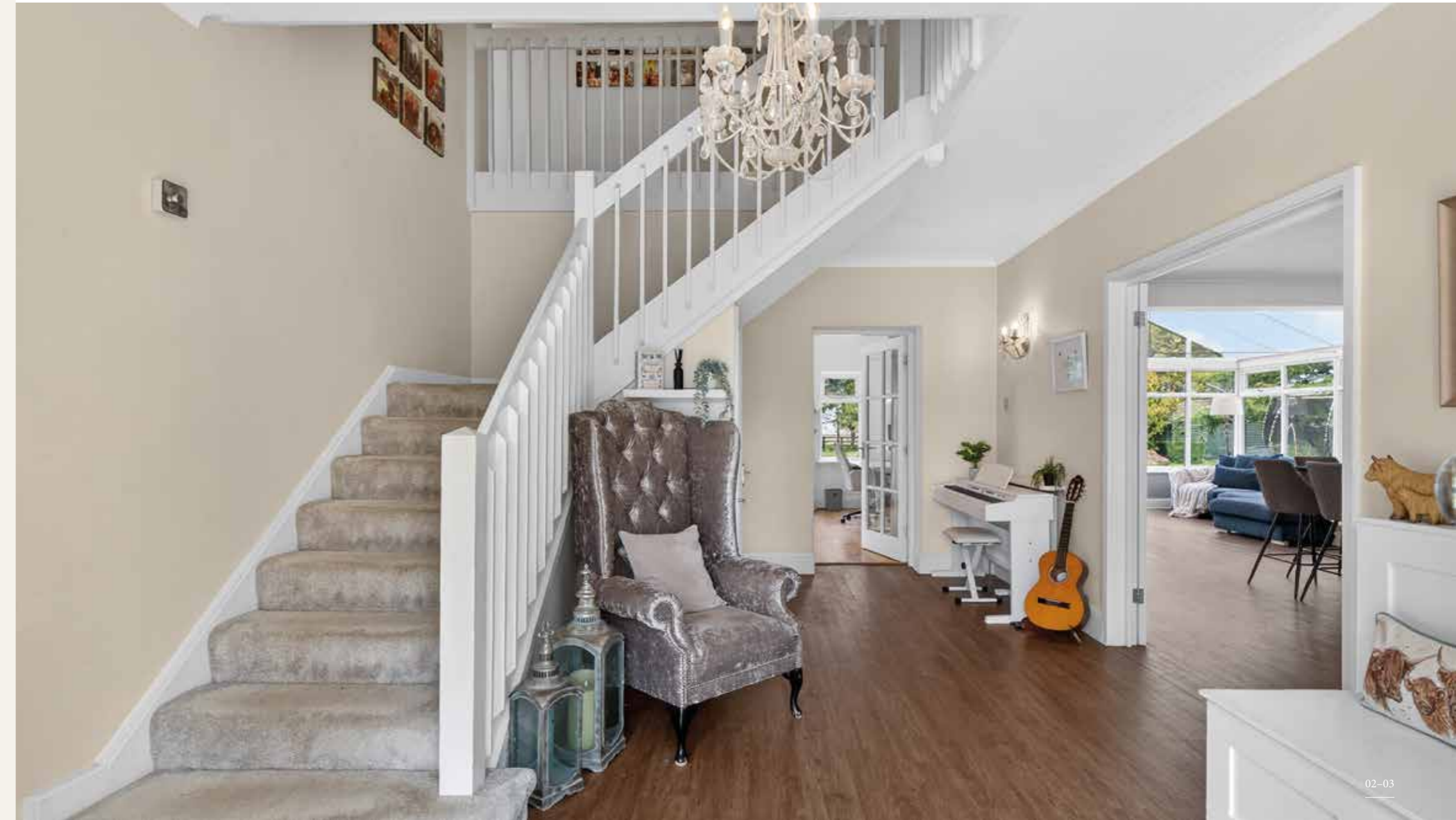
A HOME MADE FOR LIVING WELL

The approach to Limewood House is unhurried. Set along a quiet lane with no passing traffic, the house reveals itself gradually - a broad frontage, a sweep of driveway, and the quiet assurance of space held back from the world. There is no immediate sense of spectacle, only a measured arrival that suggests what lies beyond: a home shaped not by display, but by the way it is lived in.

The grounds extend to approximately 1.25 acres, wrapping the house in a natural sense of privacy. Mature trees soften the boundaries, while the positioning of the house within its plot allows light to move freely across both the interiors and the garden throughout the day.

It is a setting that feels settled and established, yet never closed off. The village sits just beyond, and further still, the wider connections - Oxford, London - remain within easy reach. But here, at the end of the lane, there is a distinct shift in pace. The house does not announce itself loudly.

Instead, it holds a quiet confidence - the kind that comes from having been shaped over time, with purpose.



‘IT HAD GOOD BONES’

Built in the 1970s, Limewood House belongs to a period of architecture defined by proportion and solidity. Its original structure offered something increasingly rare - generous internal volumes, a wide footprint, and the capacity to evolve.

The current owners understood this early. Rather than impose change immediately, they allowed the house to reveal its possibilities through use.

Over time, a series of considered interventions reshaped the internal layout, opening walls, adjusting sightlines, and allowing light to travel more deeply into the plan. The most significant transformation lies in the extension and reconfiguration of the kitchen and adjoining spaces. What was once a series of more enclosed rooms has been reworked into a sequence of connected volumes, where each space retains its own character while contributing to a broader sense of flow.



Elsewhere, the approach has been consistent: adapt, refine, and improve without losing the integrity of the original structure. Windows have been replaced, details updated, and circulation clarified - not to modernise for its own sake, but to allow the house to function with ease.

The result is not a house that feels redesigned, but one that feels resolved.

THE FLOW OF DAILY LIFE

Life at Limewood House centres around the kitchen.

It is a space that operates beyond its primary function - somewhere that absorbs the rhythms of the day almost without effort. Mornings begin quietly, with light moving across the surfaces and out towards the garden. By late afternoon, the room shifts again, becoming a place of movement and conversation, where cooking, working, and gathering overlap naturally.

The scale allows for this fluidity. A large central island anchors the room, offering both a practical workspace and a place to pause. Around it, the room extends outward, accommodating dining, conversation, and the subtle, unplanned interactions that define family life.

From here, the house opens out in multiple directions.

A former playroom - once reimagined as a richly detailed Gryffindor-inspired retreat - now sits as a flexible home office, capable of adapting as needs change.





The more formal living room offers contrast. Centred around a fireplace and opening directly onto the garden, it is a quieter space - one that draws the day to a close rather than extending it.

Practicality is handled with equal care. The utility room, with direct access to the garage, form an essential threshold between outside and in - a place where the realities of country living are managed without interrupting the calm of the main house.

Elsewhere, the conservatory, now used as a gym, sits lightly between house and garden, offering a space that can shift in purpose with ease.

Throughout, the layout avoids rigidity. It allows movement, adaptation, and, most importantly, a sense that the house supports life rather than directing it.

UPSTAIRS – A PRIVATE RETREAT

Upstairs, the atmosphere becomes more contained.

Five bedrooms are arranged to provide both connection and separation, allowing the house to accommodate a growing family without compromise. Two bedrooms benefit from their own ensuites, while the remaining rooms share a well-proportioned family bathroom.



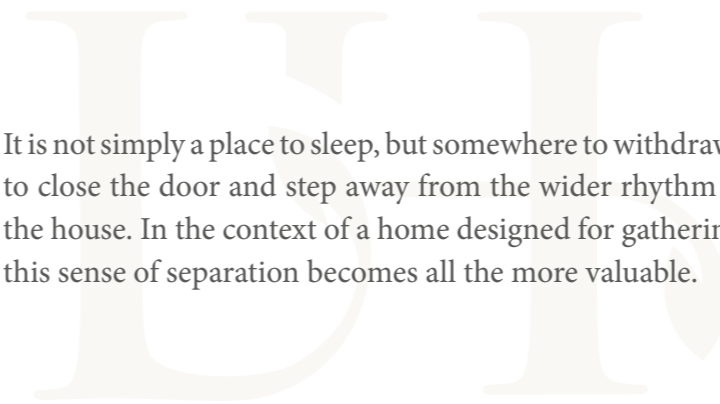
Each room carries its own character, shaped by light, aspect, and use over time. There is no uniformity here - instead, a quiet individuality that reflects the life of the house.



The principalsuiteisset apart, both physically and in feeling. A generous bedroom leads into a dedicated dressing room and ensuite, forming a sequence of spaces that function as a retreat within the home.



It is not simply a place to sleep, but somewhere to withdraw - to close the door and step away from the wider rhythm of the house. In the context of a home designed for gathering, this sense of separation becomes all the more valuable.



THE GREAT OUTDOORS

The garden at Limewood House is not defined by scale alone, though its proportions are considerable.

It is a landscape that has been shaped gradually, with an understanding of how it will be used. The terrace, raised to align with the house, forms a natural extension of the interior - a threshold that dissolves in warmer months as doors open and the boundary between inside and out becomes less distinct. From here, the view extends across the garden to the tennis court and beyond, the

land falling away gently and framed by mature trees. Some of these trees were once small enough to be carried home; now they stand as quiet markers of time, anchoring the garden within its wider setting.

The outdoor kitchen introduces another layer to the way the space is used. Positioned to support long, informal gatherings, it allows the garden to take on a different character in the evening - light, warmth, and conversation continuing well after the house itself might otherwise have closed down.



Elsewhere, the grounds offer a series of looser, more open spaces. Lawns that accommodate everything from everyday play to larger gatherings. Corners that hold quieter moments. Views that shift with the seasons. Set slightly apart from the house, the detached building - currently used as a cinema - adds a further dimension. It operates independently, offering a place that can be defined entirely by its use, whether for work, leisure, or guest accommodation.

The garden does not present itself all at once. It reveals itself gradually, much like the house.

BEFORE YOU LEAVE

Limewood House is not a house that relies on first impressions.

Its value lies in how it unfolds - in the way spaces connect, in the balance between openness and retreat, and in the sense that it has been shaped by real life rather than imposed design.

It is a home that has carried a family through years of change, accommodating both the everyday and the exceptional with equal ease.

What remains now is the opportunity for that story to continue. Not as it was, but as it will become.





LOCATION, LOCATION, LOCATION

Set within the sought-after village of Aston Rowant, near Watlington, Limewood House offers the rare balance of countryside living with exceptional connectivity.

Aston Rowant is a quietly sought-after Oxfordshire village set at the foot of the Chiltern Hills Area of Outstanding Natural Beauty, where open countryside begins almost at the doorstep. The surrounding landscape offers miles of walking, riding and cycling routes, with a strong sense of space and connection to the natural environment, while the village itself retains a calm, residential feel.

Day-to-day amenities are well served by the nearby market town of Thame, known for its independent shops, cafés and restaurants, alongside more practical conveniences. For a wider cultural and retail offering, Oxford lies within easy reach.



Transport connections are particularly strong. The M40 provides direct road access to London and the Midlands, while Haddenham & Thame Parkway offers regular services into London Marylebone, making the location viable for commuting while retaining a distinctly rural setting.

The area is especially well regarded for schooling. Local state options include Icknield Community College and Lord Williams's School, both serving the surrounding villages. Independent schooling is a significant draw, with Radley College, Magdalen College School, Abingdon School and Headington School all within accessible distance, alongside preparatory options such as The Dragon School and Chandlings Prep School.

Altogether, Aston Rowant offers a balance that is increasingly hard to find — a village setting with genuine countryside on its doorstep, yet with connections, amenities and schooling that support modern family life.





WHERE TO GO WHEN YOU NEED...



Milk: Watlington is just a few minutes away by car and offers a Co-Op alongside a selection of independent shops for everyday essentials. A little further on, Ewelme Village Store & Tea Room stocks fresh groceries including milk and bread.



Weekly Shop: Thame provides a range of supermarkets including Waitrose, alongside independent shops, cafés and a traditional weekly market. Larger supermarkets can also be found in nearby Oxford and High Wycombe.



Dinner/Drinks: The Lambert Arms is a popular local destination, known for its relaxed atmosphere and seasonal menus, while The Leathern Bottle offers a traditional pub setting with a strong local following.



Walks / Countryside: The house sits at the foot of the Chiltern Hills, with immediate access to a network of footpaths and bridleways. The Ridgeway National Trail is close by, offering miles of open countryside to explore on foot, bike or horseback.



Sport/Recreation: The nearby Aston Rowant Cricket Club boasts a thriving community spirit. The Oxfordshire Golf, Hotel and Spa in Thame is 5-10 minutes away and features a 4-star Championship golf course. Other nearby options include Whiteleaf Golf Club (near Princes Risborough) and Magnolia Park Golf Club (near High Wycombe).



Schools: Aston Rowant Church of England Primary School is within easy reach, while Lord Williams's School in Thame is highly regarded. Independent options include Ashfold School, among others in the wider Oxfordshire and Buckinghamshire area.



Transport: The M40 is just a short drive away, providing access to Oxford and London. Haddenham & Thame Parkway offers direct rail services into London Marylebone, making commuting straightforward.

THE FINER DETAILS

- Tenure:** Freehold
- Heating:** Gas
- Approximate Size:** 3,175 sq. ft
- Distances:** Thame – nearby
Oxford – approx. 12 miles
London – approx. 70 miles
Excellent rail links via
Haddenham & Thame Parkway
- Set within approximately 1.25 acres of private grounds
- Private, no-through road location
- Double garage and extensive parking
- Detached cinema / office building
- Full-size tennis court



Ground Floor Area 1767 sq.ft / 164 sq.m
 First Floor Area 1682 sq.ft / 156 sq.m
 Garage Area 388 sq.ft / 36 sq.m
 Outbuilding Area 533 sq.ft / 49 sq.m
Approx. Gross Internal Area 3449 sq.ft / 320 sq.m

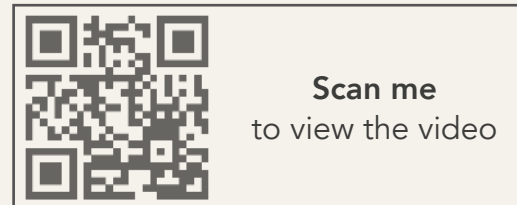
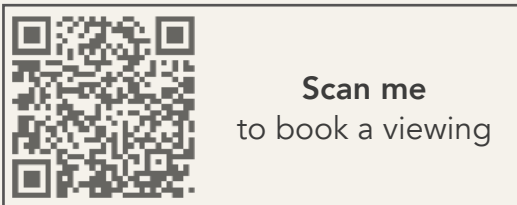


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