

Lavender Farmhouse

Region: Cotswolds 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 activities 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 bunk beds. All of which 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. Please note that the swimming pool has a safety cover for when it's not in use.

An excellent range of shops and numerous fine pubs and restaurants can be found in the nearby Villages. Shopaholics will love a visit to Bicester with its abundance of outlet shops.

The immediate countryside is lovely, providing a rich mix of activities, marvellous walks and cycling opportunities. Lavender Farmhouse is both an idealistic weekend retreat with numerous onsite activities for those wishing to escape from the hustle and bustle of London, and a perfect base for an active Summer holiday exploring Oxford and the Cotswolds.

IMPORTANT TERMS

- It is essential that parent of young children must supervise them around the un gated pond and swimming pool, which does not have a alarm
- 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 belongings
- Two friendly Bengal cats live at the property and will be in residence during your booking
- 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.

Facilities

Manor • **Recommended** • **Exclusive** • Private Pool • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • AGA • All Bedrooms En-Suite • Ground Floor Bed & Bath • Smart TV • Gym/Fitness Room • Indoor Games • Outdoor Games • Table Tennis • Table Football • Working Fireplace/Woodburner • Rural Location • Outstanding Landscapes • Tourist Towns & Villages • Historical Sites • Romantic

Interior & Grounds

Lavender Farmhouse

Farmhouse

Ground Floor

- Entrance/Boot Room
- Kitchen
- Pantry
- Drawing Room/Dining Room
- Living Room
- Master Bedrooms with super king bed and en-suite bathroom
- Bedroom Two with double bed and en-suite shower room
- Bedroom Three with super king bed and en-suite shower room
- Bedroom Four with king bed and en-suite shower room
- Bedroom Five with twin beds and en-suite bathroom
- Utility Room

Barn

- Sofas
- Table tennis
- Table footie
- Game cupboard
- Gym (guest work out at their own risk)
- Shower room
- WC
- Kitchen area, with fridge and sink (no cooker)
- Trestle tables are also available on request

Outside Grounds

- Private heated Swimming Pool
- Courtyard garden designed by garden designer Louise Bowman-Shaw
- Courtyard dining area for 8
- Pond with water lilies and row boat
- Dining area for 8 with pond view
- Trampoline
- Parking for 5 cars available

Additional Accommodation

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.

Amenities

- Wi-Fi Access
- Table tennis



- Pool table
- Trampoline
- Basketball net
- Washing Machine
- Dryer
- Dishwasher
- Oven
- Electric Aga available in winter months
- Microwave
- Induction hob
- Nutribullet
- Kitchen aid
- Toaster
- Kettle

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Location & Local Information

Fritwell is a sought-after Conservation village ideally situated for access to Oxford and the market towns of Banbury and Bicester. The village is made up of an attractive mixture of stone-built houses and period cottages with some more recent dwellings. Facilities in the village include a post office and local butcher, a notable church and a highly regarded primary school. More comprehensive facilities can be found in Bicester, Banbury, and Oxford.

There are numerous Leisure possibilities include sports clubs, golf and polo at Kirtlington, racing at Towcester and motor racing at Silverstone.



What we love

- Superb location set within easy reaching distance of the Cotswolds, Oxford and Soho Farmhouse with plenty to see, do and explore!
- The garden makes a magnificent place to be in the Summer months, enjoy a dip in the private heated swimming pool, a quiet dinner by 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

What you should know...

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- 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 pm
- Departure time: 10.00 am
- Energy costs included?: Yes, included in the rental price
- Linen & towels included?: Yes, bed linen and bath towels are included in the rental price. Please bring your own towels for the swimming pool
- Pets welcome?: No pets allowed at this property - Please note two cats live at the property
- Minimum stay: 1 week minimum stay
- Changeover day: Friday
- End of stay cleaning included?: Yes. However, 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
- Heating costs included?: Yes, included in the rental price
- Internet access?: Wi-Fi access at the property
- Stag & Hen Do's Allowed? : Weddings, stag/hen parties and any special events are not allowed
- A maximum of 10 guests are permitted to stay at the property failure to adhere to this will result in the loss of your full deposit.
- No fireworks
- The lead booker must be 30 years +
- Please state the purpose of visit on your booking form

Noise Policy

- After 11pm please use the terraces and gardens around the house as quiet areas.
- Please do not set up music systems outside the house.
- Please limit any loud music playing inside the house so it cannot be heard outside.
- Please show consideration for our neighbours in the early morning and late evening.
- If you are having any deliveries or ordering taxis please ensure they have clear directions.

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