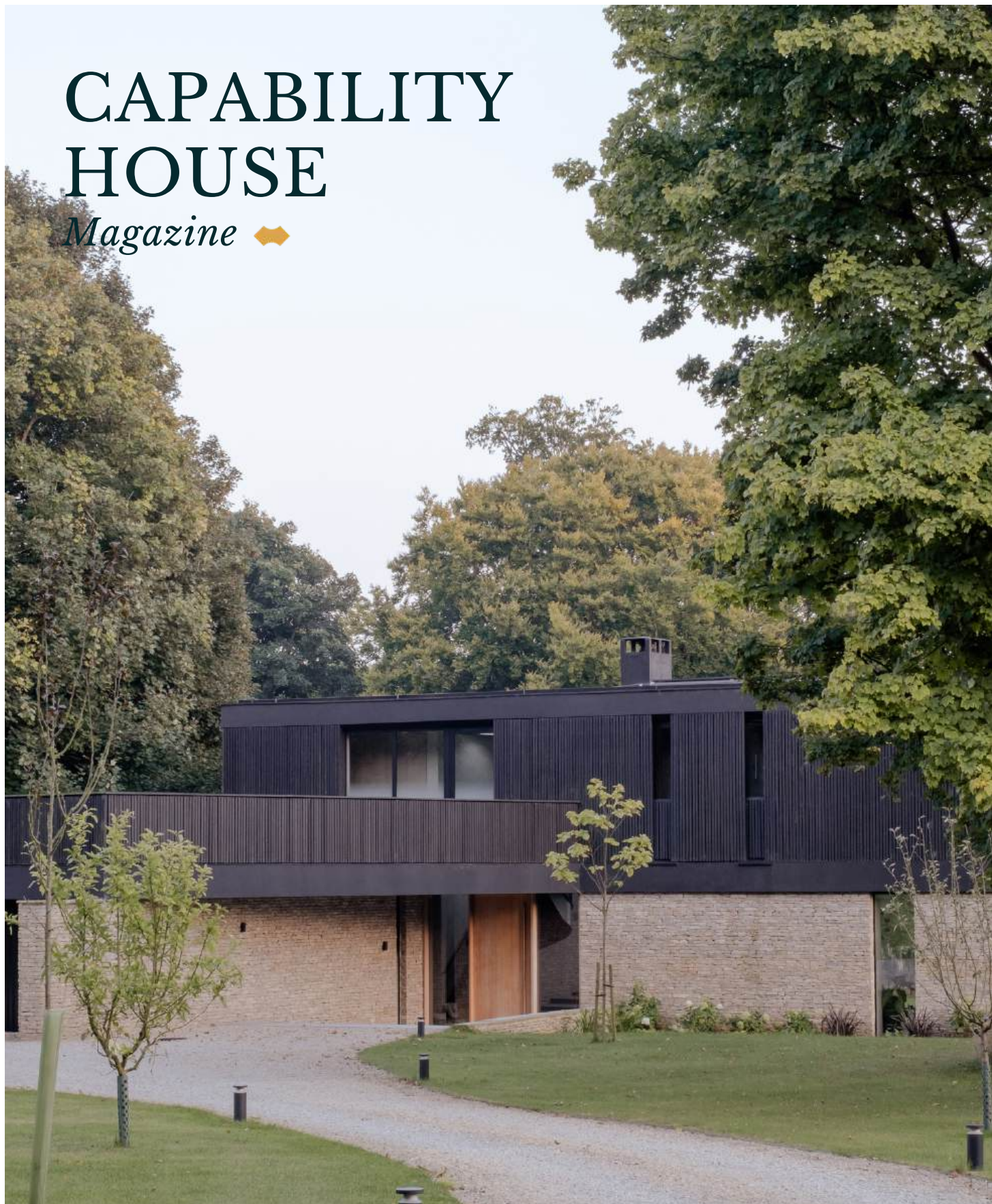


CAPABILITY HOUSE

Magazine 



THE
COUNTRY
HOUSE
DEPT.



CAPABILITY *House*

Croughton Road, Aynho, Oxfordshire OX17 3AT



Capability House is an exceptional contemporary home set in 3.85 acres within the historic parkland of the Aynhoe Park Estate. A striking yet deeply sympathetic piece of architecture that sits effortlessly within its landscape. Extending to approximately 5000 square feet, this beautifully crafted four-bedroom residence is privately approached through a deer park and has been designed with a quiet confidence, appearing almost as though it has emerged organically from the rolling contours of the estate itself.

Its architecture is both sculptural and tactile. A grounded base of warm, honey-toned Cotswold stone roots the house firmly into the landscape, while above, a dramatic upper structure clad in black-stained Thermopine creates a rich and elegant contrast. The interplay of natural materials allows the house to shift beautifully with the changing light and seasons; softened by morning mist, glowing in golden evening light, and standing boldly against the surrounding countryside in winter months.

Inside, the atmosphere is one of calm sophistication and understated luxury. Clay plaster walls introduce warmth, texture and an earthy softness, balancing the clean contemporary lines with an inviting sense of comfort. Expansive floor-to-ceiling glazing has been thoughtfully positioned throughout, drawing exceptional natural light deep into the interiors from dawn until dusk and framing breathtaking far-reaching views across the estate's historic parkland. Every room feels connected to the outdoors, creating a seamless relationship between architecture and landscape.

The result is a home of remarkable presence and serenity — contemporary yet timeless, refined yet deeply connected to nature — offering an extraordinary sense of space, light and place.







THE FINER *Details*

Bedrooms

4

Reception Rooms

3

Bath/Shower Rooms

3

Garaging

Acreage

3.85

What3Words

///newsprint.amended.ranches

Co-Ordinates

51°59'40"N , 001°14'32"W

Services

Mains water

Biobubble private sewerage system

Twin air source heat pump

Extensive solar array with over 30 panels and 3 battery storage units

Mechanical Ventilation with Heat Recovery System throughout

EPC

Band B

Council Tax

Band H

Local Authority

West Northamptonshire









ABOUT THIS *Area*



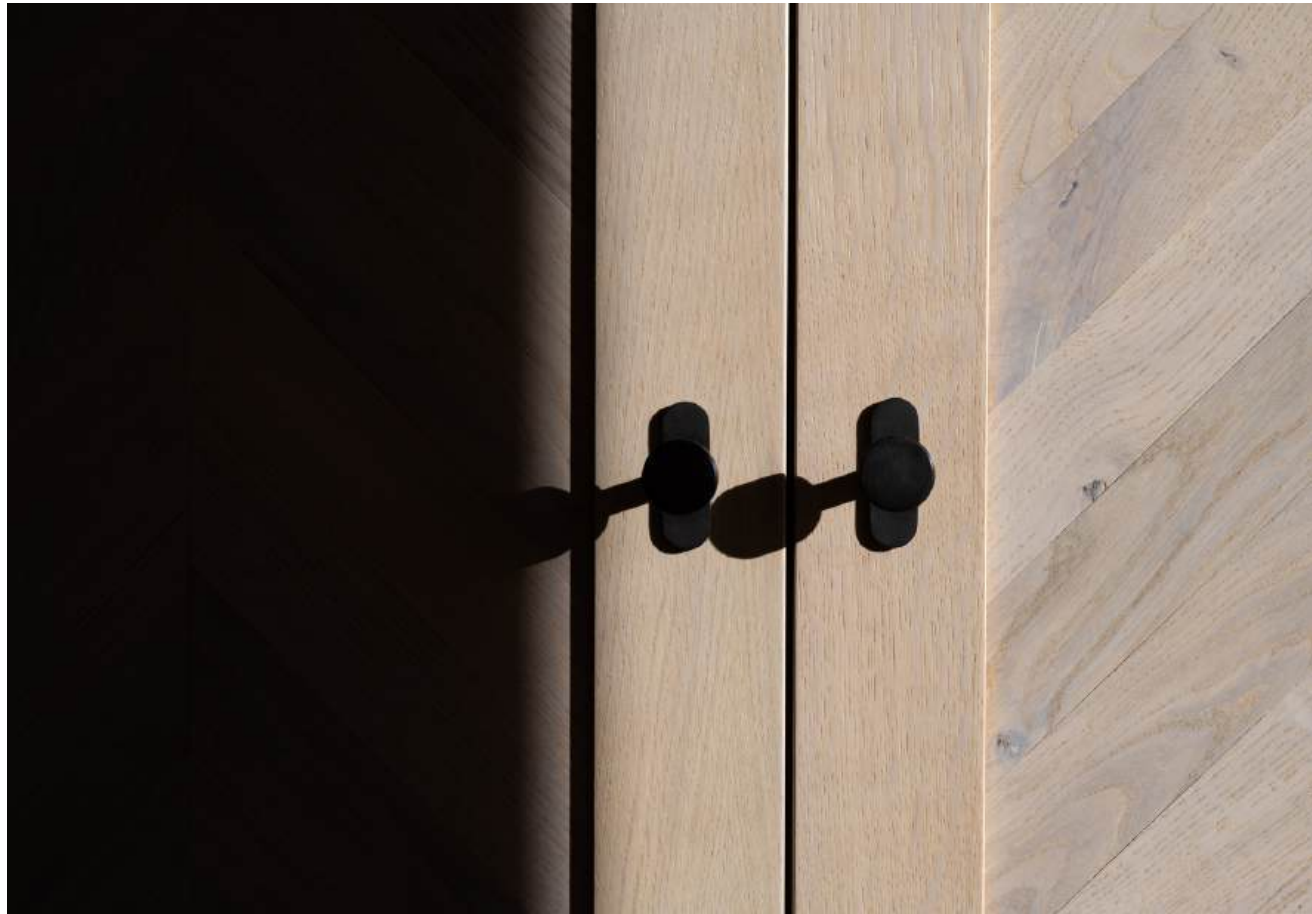
Positioned in the charming and highly sought-after village of Aynho, Capability House sits at the centre of one of the Cotswolds' most desirable lifestyle destinations. Blending beautiful countryside with exceptional connectivity, the area has become synonymous with refined rural living.

Just a short stroll away is RH England at Aynho Park, an internationally renowned destination combining world-class interiors, restaurants and landscaped gardens within a magnificent historic estate. Beyond the village, some of the country's most celebrated members' clubs and leisure destinations are within easy reach, including Soho Farmhouse approximately 20 minutes away and Estelle Manor around half an hour from the house. Bicester Village is also just 15 minutes away for luxury shopping and dining.

The location is exceptionally well connected, with convenient access to Banbury and Oxford, while fast rail services from Banbury and Bicester provide direct connections to London in under an hour. Heathrow and Birmingham airports are also easily accessible.

The area is equally renowned for its outstanding selection of schools, including Winchester House, Beachborough and Swanbourne House, together with leading senior schools such as Stowe, Bloxham, Tudor Hall, Rugby, Radley and St Edward's.



















POINTS OF *Interest*



Towns and Cities

Bicester 8.7 miles
Banbury 6.6 miles
Oxford 24.4 miles
London 69.4 miles

Pubs & Restaurants

RH England
The Duke of Cumberlands Head, Clifton
The Boxing Hare, Swerford
The Muddy Duck, Hethe
The White Horse, Kings Sutton

Train Stations

Bicester North 8.7 miles
Bicester Village 9.4 miles
Banbury 6.9 miles
Kings Sutton 3 miles

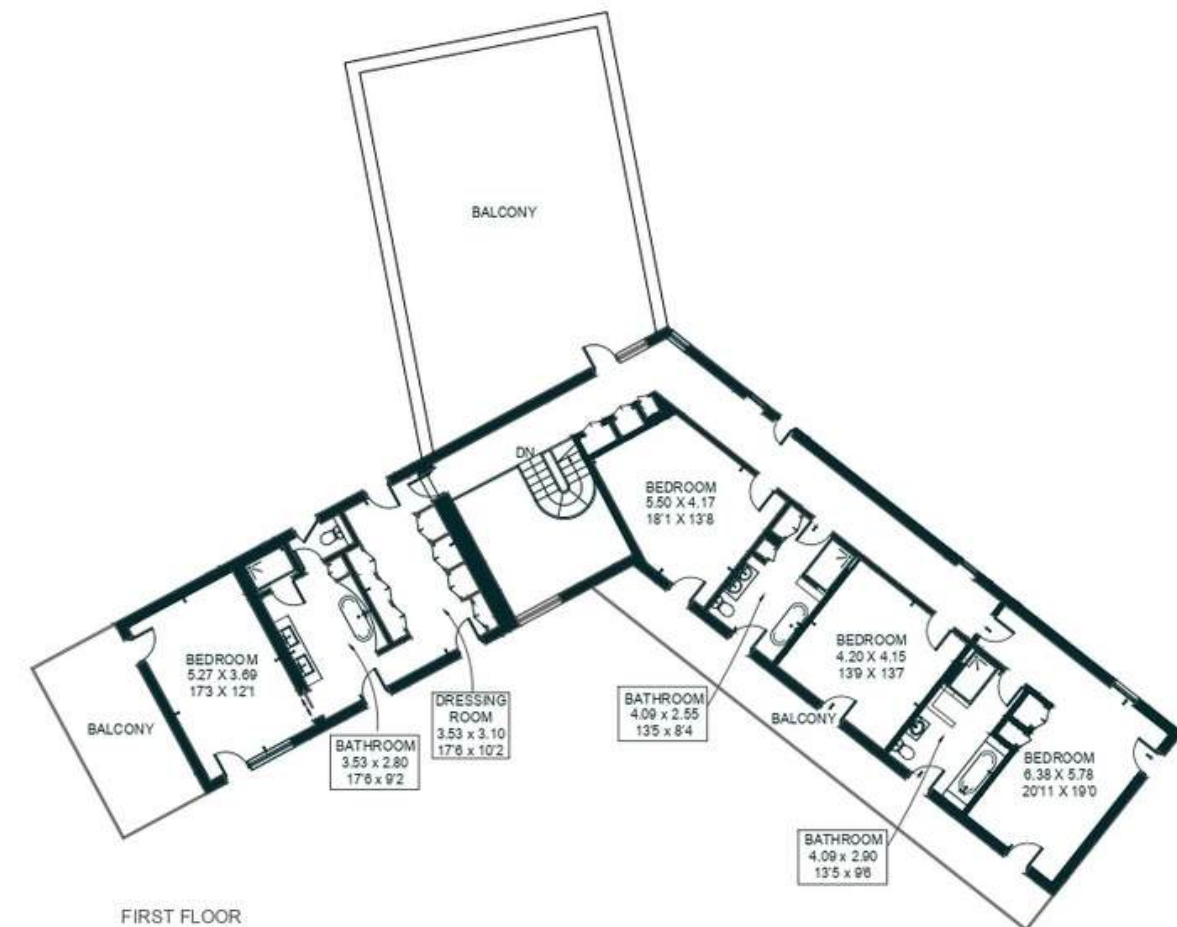
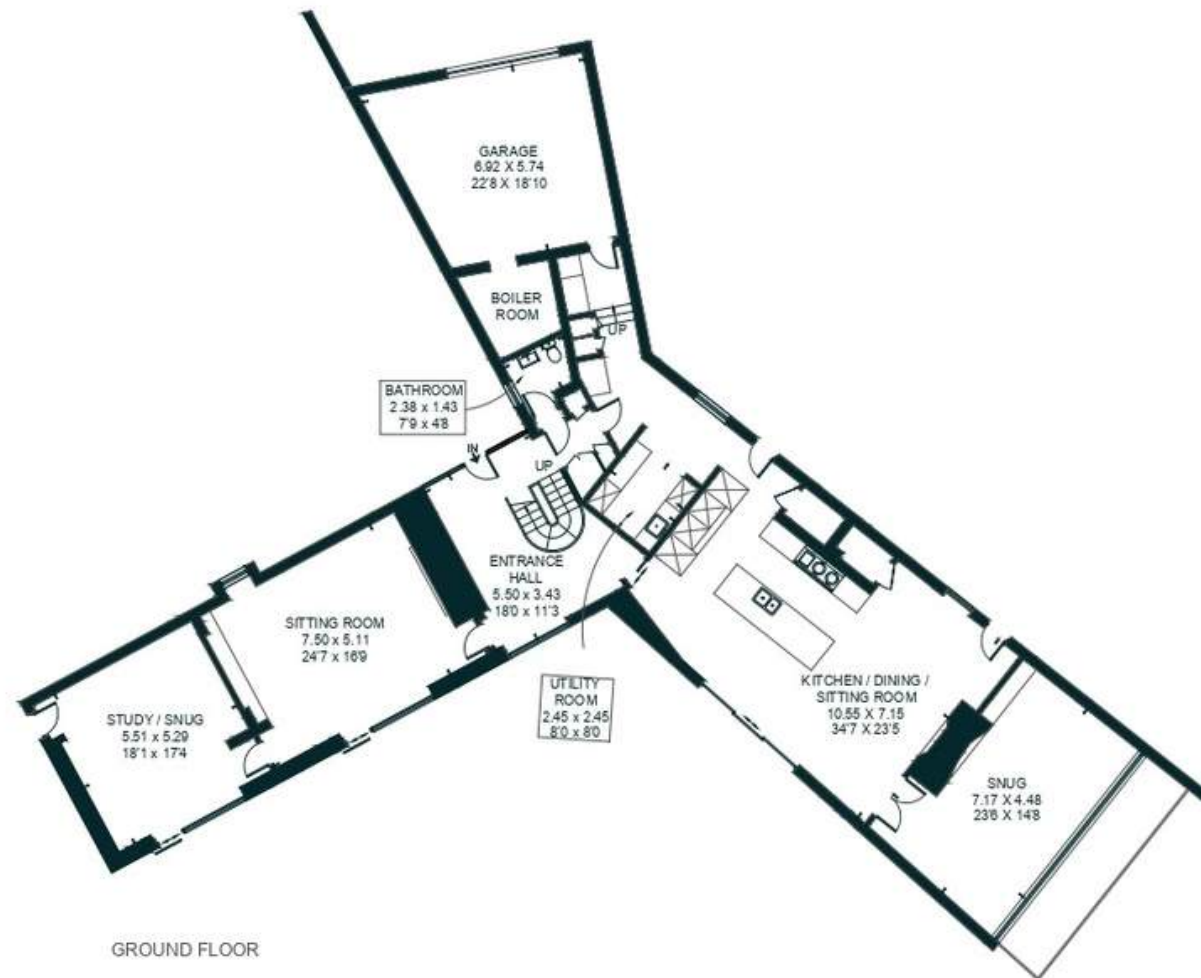
Airports

Heathrow Airport 58.4 miles
Birmingham Airport 46 miles
London Luton 47.7 miles



FLOORPLANS

Capability House



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Total - 490.7 sq m / 5,282 sq ftq ft

AREA GUIDE

Aynho

Known as the “Apricot Village” thanks to its historic orchards, Aynho is one of North Oxfordshire’s most charming and characterful villages. Perched on the edge of the Cherwell Valley and surrounded by rolling countryside, it blends classic Cotswold stone architecture with a peaceful, rural way of life. With its friendly community, beautiful walking routes, and excellent access to nearby market towns, plus the laid-back luxury of nearby *Soho Farmhouse*, Aynho offers an idyllic balance of tranquillity and convenience.

Walking – The Aynho - Souldern Circular

This much-loved Souldern circular winds through some of the prettiest corners of north Oxfordshire. The route slips between hedgerows, grazed meadows and quiet farm tracks before joining the Oxford Canal, where kingfishers, ducks and the occasional heron keep you company. Passing through the sleepy lanes of the village, it’s a peaceful, unhurried walk that feels wonderfully removed from the everyday. Perfect for slow weekend mornings, relaxed dog walks or simply clearing your head in nature.

Eating Out – RH England, Aynho Park

Just moments from Croughton Road, RH England at Aynho Park offers an extraordinary dining experience within one of the region’s most iconic country estates. Set in beautifully restored historic surroundings, the restaurant pairs elegant interiors with refined seasonal dishes, creating a destination venue for long lunches, evening dining or special celebrations. It’s a standout culinary highlight for both locals and visitors.

Event – The Deddington Farmers’ Market

One of the largest and most celebrated farmers’ markets in the region, held monthly in the historic Deddington Market Place. Expect artisan produce, local makers, fresh baking, seasonal food stalls and a lively village atmosphere that draws visitors from across north Oxfordshire.

Day Out – Blenheim Palace

Blenheim Palace is a favourite day out, with lakeside walks, sweeping parkland and hidden gardens perfect for slow weekends. As the seasons turn, the estate transforms — from Nocturne Live in summer to glowing Halloween and Christmas light trails, plus vibrant food festivals in between. A beautiful escape for families, friends or relaxed days outdoors.

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