

*Cartwright Hotel*

Aynho, Banbury







Welcome to

## *Cartwright Hotel*

1-5 Croughton Road, Aynho, Banbury, Northamptonshire, OX17 3BE

The Cartwright Hotel is a charming public house with 21 en suite guest bedrooms set in the heart of the village of Aynho. The property has planning approval to convert the courtyard buildings and adjacent former house into 4 residential dwellings, presenting a highly attractive and versatile development opportunity.

\*\* For sale by online auction (subject to sale prior, reserve and conditions) \*\*

 1 pub  4 residential dwellings **fg** auctions



## *An exceptional opportunity at the heart of a highly regarded village*

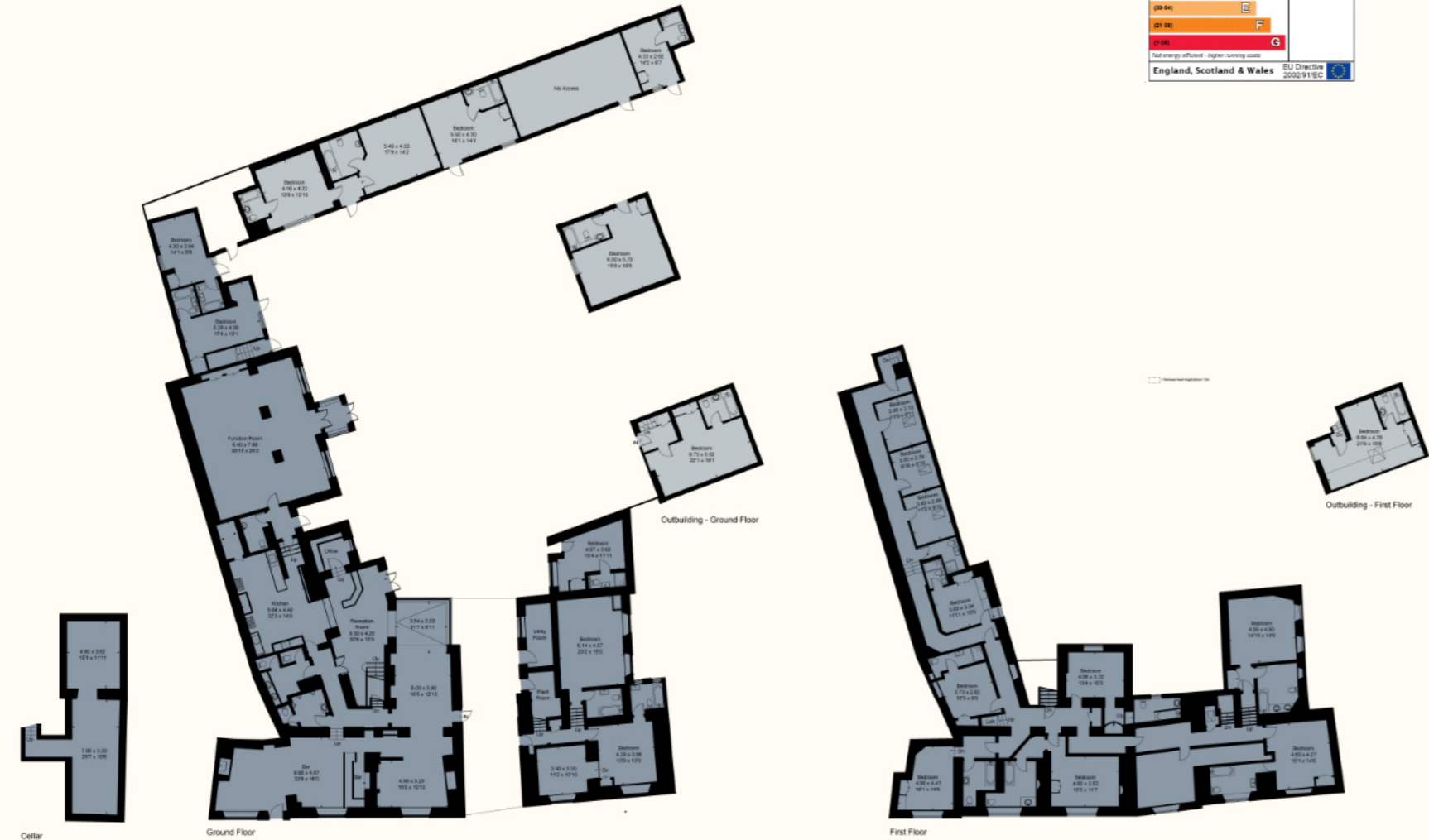
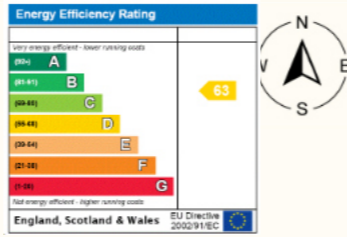
### Description

- Located in the highly regarded village of Aynho, a sought after and picturesque North Oxfordshire setting.
- Named after the Cartwright family, who lived for over 400 years in a nearby stately mansion refashioned by Sir John Soane in 1800.
- The public house, courtyard bedrooms, and adjoining former house are Grade 2 listed, with period features and charm throughout.
- In accordance with approved planning, the pub/restaurant layout remains attractive with 50 bar/restaurant covers, 3 en suite letting bedrooms, manager's 2 bedroom apartment, commercial kitchen, WC's and cellars.
- The restaurant accommodation includes a commercial kitchen, foyer, cellar, WCs, and public bar.
- The property benefits from planning approval to create four self-contained residential units, providing a valuable development opportunity.
- Planning reference: 2024/3854/FULL.
- Total plot extends to approximately 0.34 acres.
- Situated opposite the Grade 1 Mansion housing the US Corporation R.H (Restoration Hardware) European Hub.





Approximate Floor Area = 825.9 sq m / 8890 sq ft (Including Cellar)  
 Ancillary Accommodation = 196.4 sq m / 2114 sq ft  
 Total = 1022.3 sq m / 11004 sq ft (Excluding No Access)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.  
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #105062



Images are indicative of the surrounding area.

### Premium Location

#### Situation

Aynho is a highly regarded and picturesque village on the Oxfordshire–Northamptonshire border, celebrated for its characterful stone architecture and strong sense of community. Ideally positioned on the edge of the Cotswolds, the village offers excellent access to Banbury, Brackley and Oxford, making it a consistently sought-after rural location.

The wider area is exceptionally well connected. Junction 10 of the M40 is close by, providing swift road links to London, Oxford and the Midlands. Rail services are readily accessible from Bicester North and Bicester Village stations, offering fast and frequent connections to London Marylebone and Oxford.

Aynho also benefits from proximity to several renowned destinations, including Silverstone Formula One Circuit, Blenheim Palace, Soho Farmhouse and Bicester Village. The village is home to the historic Aynhoe Park estate, now the flagship RH England destination, bringing significant prestige alongside high-end dining, retail and lifestyle appeal to the area.

Travel distances	Nearest stations	Nearest airports
Banbury - 9 miles	Kings Sutton - 2.7 miles	Birmingham - 45 miles
Brackley - 10 miles	Banbury - 6 miles	Heathrow - 62 miles
Oxford - 24 miles		

## Fixtures and fittings

All fixtures, fittings and furniture such as curtains, light fittings, garden ornaments and statuary are included in the sale.

## Services

Mains water, gas and electricity. Mains drainage. None of the services, appliances, or electrical systems have been tested by the selling agents.

The estimated fastest download speed currently achievable for the property postcode area is around 1000 Mbps (data taken from checker.ofcom.org.uk on 26/03/2026). Actual service availability at the property or speeds received may be different.

We understand that the property is likely to have current mobile coverage (data taken from checker.ofcom.org.uk on 26/03/2026). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

## Tenure

The property is to be sold freehold with vacant possession.

## Local Authority

West Northamptonshire Council

## Public rights of way, wayleaves and easements

The property is sold subject to all rights of way, wayleaves and easements whether or not they are defined in this brochure.

## Planning

The selling agents will not provide advice/guidance on the planning history for the property/land. Interested parties are advised to make their own investigations. It is assumed that enquiries have been satisfied, prior to an offer being made.

## Anti Money Laundering Regulations (AML)

In accordance with Anti Money Laundering Regulations (AML), we are required to request forms of identification and carry out due diligence on any parties connected to a successful offer. Should an offer be made on behalf of a business/company, AML due diligence will also be necessary. Proof/source of funding must be supplied, prior to offer acceptance.

## Method of sale

The property is offered for sale by online auction method however the vendor reserves the right to conclude the sale by an alternative method if required.

## Plans and boundaries

The plans within these particulars are based on Ordnance Survey data and provided for reference only. They are believed to be correct but accuracy is not guaranteed. The purchaser shall be deemed to have full knowledge of all boundaries and the extent of ownership. Neither the vendor nor the vendor's agents will be responsible for defining the boundaries or the ownership thereof.

## Finance your purchase

If you require advice on how to finance a purchase through auction, please go to [www.cherrystreetfinance.com](http://www.cherrystreetfinance.com) our trusted partners, or ask our team for further details.

## Important notices

This property is available for sale by online auction. Interested buyers will need to register in advance and complete an ID verification before being able to place a bid.

There is no charge for registering. Buyers should allow sufficient time to complete this process before the time period expires. Full details can be found on Fisher German's online auction page [www.fishergerman.co.uk/current-auctions](http://www.fishergerman.co.uk/current-auctions)

## Legal pack

A legal pack and any special conditions will be available on Fisher German's online auction page and interested parties will need to register before accessing the legal documents. It is the responsibility of a prospective purchaser to make all necessary enquiries prior to the auction.

## Conditions of sale

The property will, unless previously withdrawn, be sold subject to common auction conditions and special conditions of each sale may be found in the legal documents section of the Fisher German online auction page. Each purchaser shall be deemed to have notice of each condition and all the terms thereof and to bid on those terms whether they shall have inspected the said conditions or not.

## Completion

Completion will take place 20 working days after exchange of contracts, unless otherwise varied and specified in the legal pack.

## Fees

The purchase of this property is subject to a combined buyer and admin fee of £7,200 including VAT as stated on the auction listing.

## Deposit

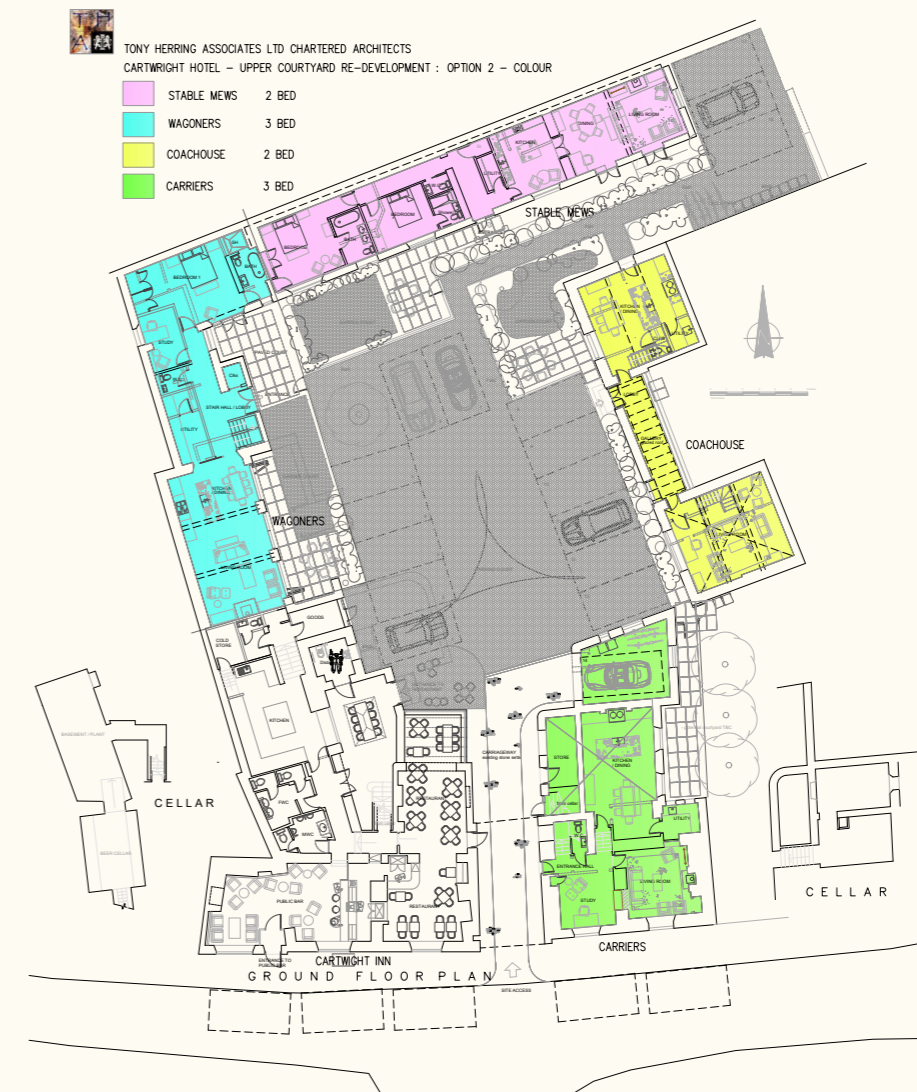
The full 10% deposit shall be transferred by the buyer to their solicitor for onward transmission by 12 noon the following working day to the seller's lawyer. It is therefore essential that you instruct your solicitor ahead of the auction.

## Viewings

Strictly by appointment through Fisher German LLP.  
01295 271555  
[banburyagency@fishergerman.co.uk](mailto:banburyagency@fishergerman.co.uk)

## Directions

Postcode – OX17 3BE  
what3words – ///cornering.tweeted.daring



Please note: FG Auctions is a service line of Fisher German LLP. Fisher German LLP and its Joint Agents give notice that: 1. They have no authority to make or give any representation or warranty on any property whether on their own behalf or on behalf of their clients or otherwise. 2. They do not owe any duty of care to you and assume no responsibility for any statements, representations, warranties or otherwise made in the particulars and you should not rely on those in the particulars. 3. The particulars are produced in good faith, are set out as a general guide only and do not constitute or form an offer or a contract or part thereof. 4. Any photographs, descriptions, plans, measurements, distances and any other details in the particulars are approximate estimates only taken as the property appeared at the time and should not be relied upon as factually accurate. 5. Fisher German assumes prospective purchasers/tenants have carried out inspections to satisfy themselves that the information in the particulars is correct.

Particulars dated April 2026. Photographs dated March 2026.

**fg** auctions



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*Ben is a key member of the Residential Agency team, bringing over 16 years of experience in property sales. He specialises in the sale of high-quality village and country homes across multiple counties.*

**Ben Charsley**

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*Mathew is the commercial agency manager for the South East and Central Region, overseeing all agency-related work, operating out of the Bedford, Market Harborough, Banbury offices with a depth of knowledge in all matters relating to commercial property.*

**Mathew Brandon**

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