

Aynho

Banbury, Oxfordshire



Mark David

ESTATE AGENTS



Aynho

BANBURY
OXFORDSHIRE

A Light and Spacious, Unique and Individual Stone Barn that Offers Versatile Accommodation Measuring 3,047 Sq. Ft. The Property Enjoys Panoramic Views Over Open Countryside. Internal Viewing is Strongly Recommended.

From the moment you walk through the door, the Barn has a unique combination of character features allied with a light modern feel and contemporary finishes. The versatile accommodation can be arranged to suit many purposes.

The Property Briefly Comprises Of:

Entrance Hall – Cloakroom – Study – Bedroom/Sitting Room –
En-Suite Shower Room – Main Sitting Room – Kitchen
Breakfast Room – Utility Room –
Master Bedroom – Galleried Dressing Room – Walk-In Dressing
Room – En-Suite Wet Room – Guest Suite – En-Suite Shower Room –
- Two Further Bedrooms – Family Bathroom

Outside:

Courtyard Garden to the Front – Rear Garden –
Two Double Garages – Double Car Port

Internal Area: 3047 sq.ft/ 283 sq.m and
In Total: 3987 sq.ft/ 373 sq.m





The Living Accommodation comprises spacious and light Entrance Hall with tiled floor and two staircases, Cloakroom, Study with window overlooking the Front Courtyard Garden, Bedroom/ Sitting Room with two windows overlooking the Front Courtyard Garden and En-Suite Shower Room.

Further Living Accommodation is accessed down a short flight of steps, into a ground floor corridor leading to the Main Sitting Room. This is fitted with an attractive Wall Mounted Living Flame Gas Fire and has full width Windows overlooking the Courtyard Garden to the Front and Double Glazed French Doors leading out into the Rear Garden.

The Fully Fitted and Integrated Kitchen has a Black NEFF Gas Hob with Extractor Hood above, NEFF Double Over, Concealed Lighting beneath the wall mounted units, Dishwasher and Fridge/Freezer. The adjacent Breakfast Room is accessed through Double Doors and the separate Utility Room is located to the rear of the kitchen.

On the First Floor, accessed via the Main Staircase, there is a Landing with Exposed Beam, Airing Cupboard and Family Bathroom. The Master Bedroom features a Vaulted Ceiling with two large A-Frame Oak Beams; a Balustrade Staircase leading to a Galleried Dressing Room, a second Walk In Dressing Room and sophisticated En-Suite Wet Room. A full length Floor to Ceiling Double Glazed Picture Window overlooks the Courtyard Garden and a Double Glazed Window to the Rear gives Panoramic Views of Open Countryside.

A Further double Bedroom has a Vaulted Ceiling; A-Frame Beam and Double Glazed Window with the same Panoramic Views as the Master Suite. The accommodation in this elevation of the house is completed by a Bedroom/Office that again has a Vaulted Ceiling and Exposed Beam with the Double Glazed Window to Panoramic Views.

Accessed via a Second Staircase is a Galleried Landing overlooking the Entrance Hall and a Guest Suite, comprising Double Bedroom and En-Suite Shower Room. In total, the property has the facility of Five extremely generous Bedrooms.

Outside there is an Attractive Courtyard Garden to the Front enclosed by a Dry Stone Wall and raised Flower and Shrub Beds with sympathetic Lighting giving the property a real warm welcome.

The Rear Gardens are enclosed by a Dry Stone Wall and laid with several paved patio areas and Lawn with an abundance of colourful Flower and Shrub Beds. This also gives access to the Extensive Garaging for the property that comprises Two Double Garages and a Double Car port all with Light and Power.

The Property is Truly Stunning and Needs to be Viewed Internally to be Fully Appreciated.



SITUATION & AMENITIES

Aynho is a picturesque village with excellent communication links via Junction 10 of the M40. It has a thriving village community offering lots of clubs and activities including photography, history and a walking group. The Cartwright Hotel has been refurbished and also offers good quality food and accommodation. There is a Village Hall, recreation field and children's playground and many countryside walks can be found on its doorstep. Further comprehensive facilities and mainline stations can be found in nearby Towns of Banbury and Bicester and the City of Oxford.

DISTANCES

Banbury c. 6 miles

Bicester c. 8 miles

Oxford c. 22 miles

Birmingham c. 58 miles

London c. 70 miles

M40 Access c. 5 miles

London via Bicester c. 43 minutes





SERVICES

The property has gas fired central heating throughout. Mains drainage, water and electricity are also connected to the property and full fibre broadband with speeds up to 900Mbps.

FIXTURES & FITTINGS

Only those items mentioned in these sales particulars are included in the sale. Any other items are specifically excluded but may be made available by separate negotiation.

TENURE

Freehold.

LOCAL AUTHORITY

South Northamptonshire.
Council Tax Band: G
(Subject to change after completion).

VIEWINGS

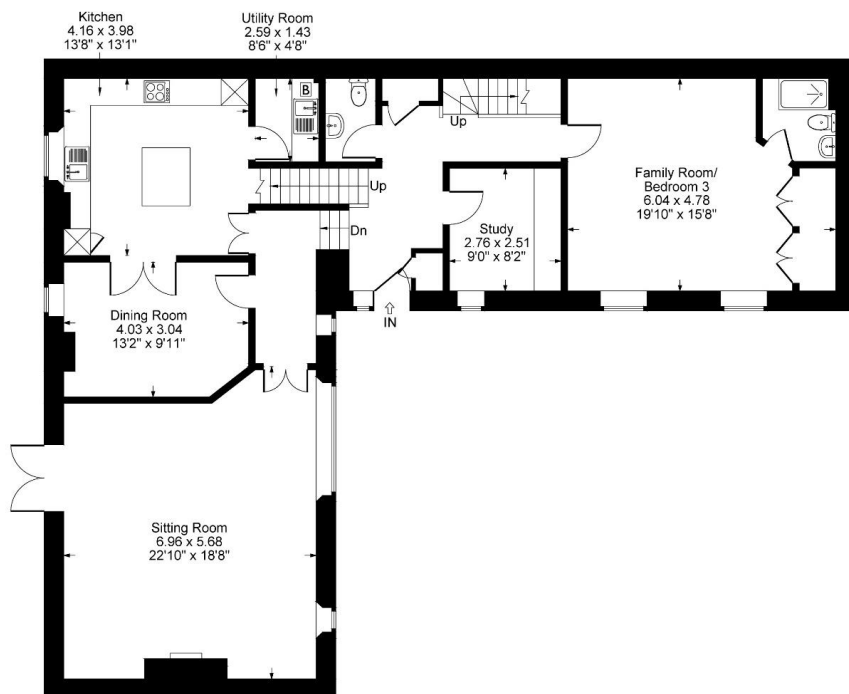
Strictly by prior appointment only with the agents,
Mark David Estate Agents, Deddington.
01869 338898

Guide Price £900,000

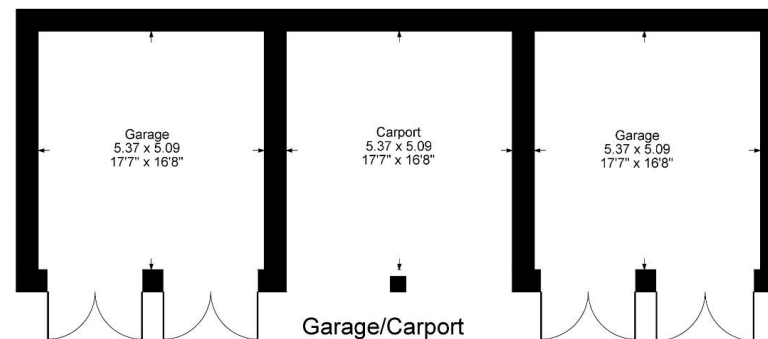


Approximate Gross Internal Area = 283.11 sq m / 3047.42 sq ft
 Garage/Carport = 87.37 sq m / 940.44 sq ft
 Total Area = 373.48 sq m / 3987.86 sq ft

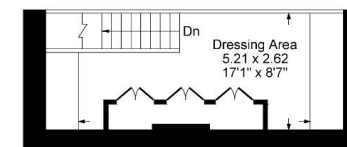
Illustration for identification purposes only,
 measurements are approximate, not to scale.



Ground Floor



First Floor



Raised Mezzanine

Mark David

E S T A T E A G E N T S

www.mark-david.co.uk
www.mayfairoffice.co.uk

Market House, Market Place, Deddington
 OX15 0SB

Tel: 01869 338898

Email: deddington@mark-david.co.uk

London Branch

The Mayfair Office, Cashel House,
 15 Thayer Street, London, W1U 3JT
 Tel: 0207 467 5330

Branches also at: Banbury, Chipping Norton & London

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