



Aynho  
Banbury



## Aynho, Banbury

A Deceptively Spacious, Four Bedroom Detached, Stone Bungalow Set in the Popular Location of Cartwright Gardens. On A Large Corner Plot Of 1/3 of an Acre, Surrounded by Attractive Gardens and Vistas of Mature Trees. Huge Potential to Extend and Improve.

Aynho is a picturesque village with many countryside walks on its doorstep. It has a thriving village community offering lots of clubs and activities including photography, history, and a walking group. The Cartwright Hotel has a bar and restaurant and offers good accommodation. There is a recreation field, children's playground, Village Hall, and Village Church of Saint Michael. With excellent communication links via Junction 10 of the M40, with further comprehensive facilities and mainline stations can be found in nearby Towns of Banbury, Bicester and the City of Oxford. RH Interiors has recently opened in the historic Aynho House with three amazing dining experiences.







## The Property Briefly Comprises of:

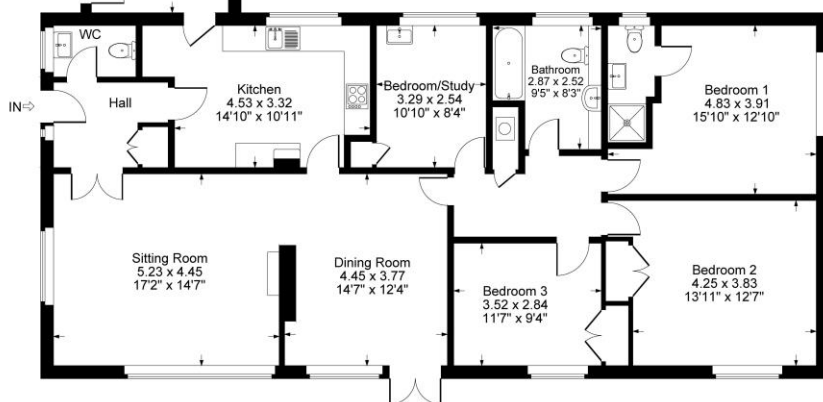
- Cloakroom
- Sitting / Dining Room
- Kitchen / Breakfast Room
- Utility Room
- Master Bedroom with Ensuite Shower Room
- Three Further Bedrooms
- Family Bathroom
- Driveway with Ample Parking
- 1/3 of an Acre of Garden
- Quiet Village Location
- No Chain
- Double Garage

Guide Price: £680,000





Approximate Gross Internal Area  
Main House = 139.45 sq m / 1501 sq ft  
Garage = 45.04 sq m / 485 sq ft  
Total Area = 184.49 sq m / 1986 sq ft  
Illustration for identification purposes only,  
measurements are approximate, not to scale.



## Local Authority:

South Northamptonshire Council

## Council Tax Band: F

(Subject to change after completion)

## Tenure

Freehold

## 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

**Mark David**

ESTATE AGENTS

Sales • Lettings • Management

Market House, Market Place, Deddington, Oxfordshire

OX15 0SB

Tel: 01869 338898

Email: [deddington@mark-david.co.uk](mailto:deddington@mark-david.co.uk)

[www.mark-david.co.uk](http://www.mark-david.co.uk)

### Important Notice

Mark David Estate Agents for themselves and their clients give notice that:-

1. They are not authorised to make or give representation or warranty in relation to this property, either on their own behalf or on behalf of the Seller. They assume no responsibility for any statement made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement.
3. All areas, measurements or distances are approximate. The particulars are intended for guidance only and are not necessarily comprehensive. A wide angle lens may have been used in photography. Mark David Estate Agents have not tested appliances or services and it should not be assumed that the property has all necessary planning, building regulation and other consents. Buyers must satisfy themselves with the property by inspection or otherwise.
4. Reference to any mechanical or electrical equipment does not constitute a representation that such equipment is capable of fulfilling its function and prospective Buyers must make their own enquiries.
5. They have no responsibility for any expenses or costs incurred by prospective Buyers in inspecting properties which have been sold, let or withdrawn. Applicants are advised to contact the Agent to check availability and any other information of particular importance to them, prior to inspecting the property, particularly if traveling some distance.

