



Aynho,  
Oxfordshire

## Aynho, Oxfordshire.

A charming period cottage offering two double bedrooms and a wealth of original features. The property boasts vaulted ceilings with exposed beams and original elm floorboards upstairs, all of which enhance its character and warmth, creating a truly inviting home full of charm and history.

The property also benefits from a modern kitchen, thoughtfully designed to complement the cottage's character while providing contemporary convenience. Both the sitting room and principal bedroom enjoy dual-aspect windows, allowing natural light to fill the interiors and create a bright, inviting ambience throughout the day.

To the rear, the cottage enjoys a private garden with well-positioned patio areas, providing an ideal setting for outdoor relaxation and entertaining.

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, gardening, history and a walking group. There are also allotments available upon request.

The village is also home to RH England at Aynhoe Park, a renowned destination set within historic grounds. 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 the nearby towns of Banbury and Bicester, and the City of Oxford.





## The Property Briefly Comprises of:

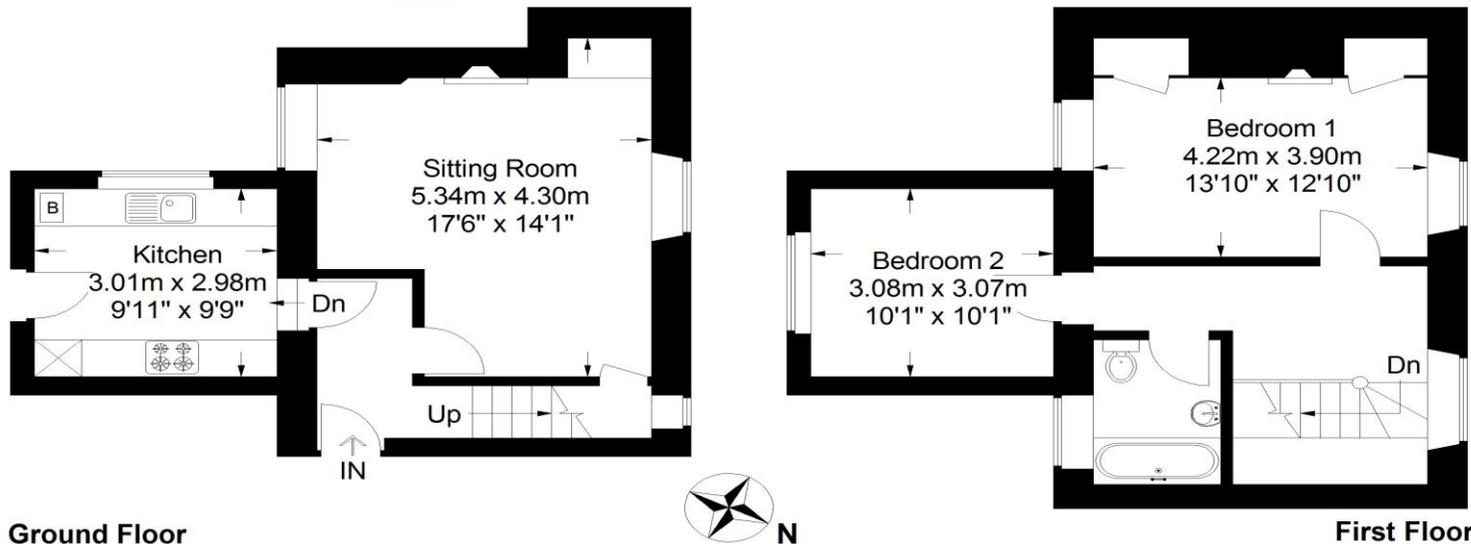
- Charming Stone Cottage
- Entrance Hall
- Modern Kitchen
- Dual Aspect Sitting Room
- Two Double Bedrooms
- Bathroom
- Enclosed Rear Garden
- Character Features
- No Onward Chain



Offers IEO: £380,000



## Charlton Road, Aynho, OX17 3AD



**Local Authority:**  
South Northamptonshire

**Council Tax Band:** C

(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

### Buyers Purchase Fee:

Please note that buyers are required to pay a Purchase Fee of £300 (inc. of VAT) to Mark David on offer acceptance, to process a new transaction.

**Mark David**  
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