





A fantastic opportunity to purchase a three-bedroom semi-detached cottage in an enviable edge of village location with a particularly generous plot, in need of updating with the possibility to extend subject to planning permission.

Offered for sale for the first time in over 65 years a much-loved family home.

Enclosed to the front by a traditional stone wall stretching the length of these attractive cottages that make up The Glebe in Aynho is this three-bedroom semi-detached property.

A pretty picket fence and gate enclose the front garden, with a path leading both to the front door and around the side of the property to the rear.

The entrance hall provides access to the living room, kitchen/breakfast room, and stairs to the first floor.

The living room feels light and spacious with a window to the front and patio doors to the rear garden.

The kitchen is fitted with a good number of units and space for all the usual appliances along with room for a table and chairs.

A useful utility room can be accessed from the kitchen too.

The first floor has two double bedrooms, a single bedroom, and a bathroom.

Outside the property occupies a particularly generous corner plot.

The garden wraps around the property on three sides, mainly laid to lawn it also has a patio area which is perfect for al-fresco dining and BBQ's along with a greenhouse and shed for storage.

Mature trees and attractive shrubs provide colour and a delightful setting for those that like their gardens in this much-loved village cottage.

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 the nearby Towns of Banbury and Bicester and the City of Oxford.











Accommodation Comprises:

Ground Floor- Entrance Hall, Living Room, Kitchen/Breakfast Room, Utility Room.

First Floor- Three bedrooms, Family Bathroom.

Outside - Enclosed Front Garden, Side Garden, Rear Garden With A Patio Area,  
A Garden Shed and A Greenhouse

Services - Mains Drainage, Mains Water, Gas, Electric Heating.

Council Tax Band - C

Local Authority - South Northamptonshire

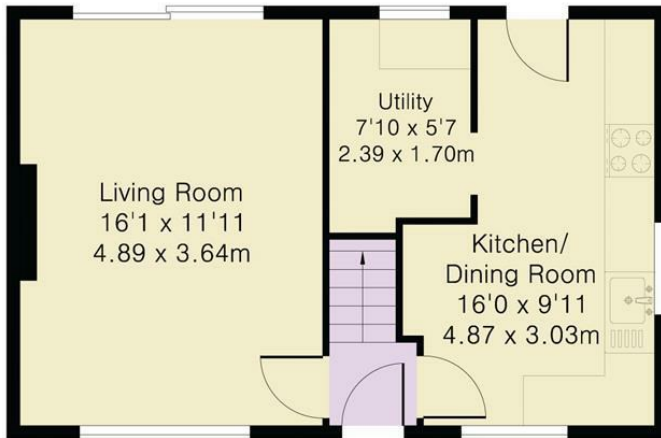




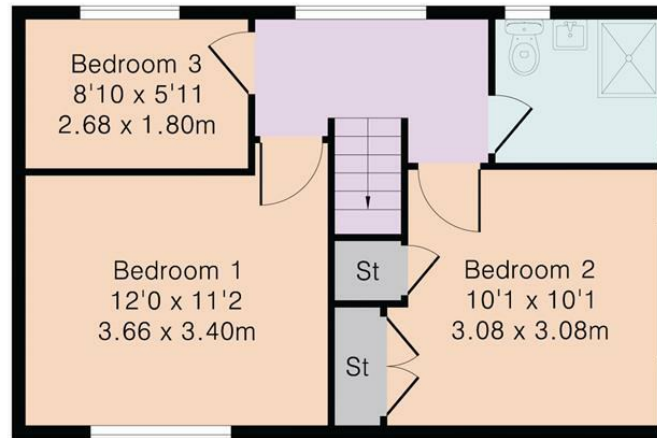




Approximate Gross Internal Area 804 sq ft – 74 sq m  
 Ground Floor Area 402 sq ft – 37 sq m  
 First Floor Area 402 sq ft – 37 sq m



Ground Floor



First Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



