



A beautifully presented stone-built three-bedroom cottage nestled in the heart of the picturesque village of Aynho, boasting character features that will transport you back in time. The thatched roof adds to the charm of this Grade II listed property, giving it a timeless appeal that is sure to captivate your heart.

St Patricks Cottage is a delightful period cottage, filled with an abundance of character features and immaculately presented throughout it offers the opportunity to enjoy a piece of English history and an escape to the countryside.

The entrance hallway with exposed beams, and oak flooring welcomes you into this beautiful village home and sets the scene for what is to follow.

Deceptively spacious the hallway not only provides access to the sitting room, dining room, and stairs to the first floor, but it also lends itself to being utilised as a study for those who work from home.

The dual-aspect sitting room has a fabulous stone-edged fireplace with a wood-burning stove and exposed beams, along with French doors leading to the patio, making for the perfect space to relax on long winter evenings.

The dining room also boasts oak flooring, exposed beams, and a feature fireplace providing a lovely backdrop for entertaining with friends and family.

The kitchen has been refitted with bespoke country style units, integrated appliances, an electric AGA, separate oven all complemented by Quartz worksurfaces.

Tastefully decorated, with two large windows overlooking the rear garden, and a stable door it has a lovely traditional cottage feel.

A W.C completes the ground floor accommodation.

The first floor has three double bedrooms, and a family bathroom.

In addition to the three bedrooms, each with elm flooring and exposed beams, there is a fourth room that can be utilised as a dressing room, study, or a nursery.

Outside gated access to the left-hand side leads to the rear garden, and a stone-built shed attached to the property provides great storage.

A patio immediately to the rear of this delightful cottage provides plenty of space for a garden table and chairs, ideal for a morning coffee or a glass of wine in the evening.

Steps lead to the rest of the garden, which is very secluded, enclosed by original stone walls, and mainly laid to lawn with mature trees and shrubs it's a fabulous setting for relaxing on long weekends and summer evenings. For additional storage there is a further timber shed at the bottom of the garden.

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.

Aynho is situated midway between Banbury and Bicester, both of which have a range of food shops including M&S and Waitrose. It is also in close proximity to the Cotswolds (Chipping Norton, Blenheim Palace and Soho Farmhouse all being around 25 minutes' drive). The village has also been upgraded with fibre broadband.

The village is conveniently located for the two Bicester rail stations offering trains to London Marylebone in under 45 minutes. Aynho is also 10 minutes' drive from junction 10 of the M40 from where Heathrow and Birmingham airports are less

than 60 miles' drive.

The famous Bicester Village with its 170 luxury boutiques is approximately 15 minutes drive away.

There are lovely country walks from Aynho to nearby villages, including Souldern, Kings Sutton and Charlton, all of which have popular country pubs.

Aynho itself has the highly regarded Cartwright hotel opposite which is the parish church, village hall and Grade I listed Aynhoe Park, home to celebrity weddings and occasional village events.

There's also a village sports field with team sports, running track, tennis court and summer cafe.

Nearby Charlton has a Church of England primary school rated good by Ofsted. Local secondary schools include The Warriner at Bloxham as well as independent schools Tudor Hall School (for girls) and the co-educational Bloxham School.

For motor racing fans Aynho is near the heart of the UK's Formula One industry, being only 20 minutes from Silverstone; whilst for racing fans of the four legged variety there's Towcester racecourse.

Culture and academia can be found in abundance in nearby Oxford; which has also seen the recent arrival of a branch of John Lewis.

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 Hallway, Sitting Room, Dining Room, Kitchen, Cloakroom.

First Floor - Three Bedrooms, Dressing Room, Family Bathroom.

Outside - Gated Side Access, Patio Area, Secluded Walled Garden Laid To Lawn, Street Parking.

Freehold Property.

Services - Mains Water (Anglian) Mains Drainage.

Electricity (Octopus Energy)

Gas (Octopus Energy)

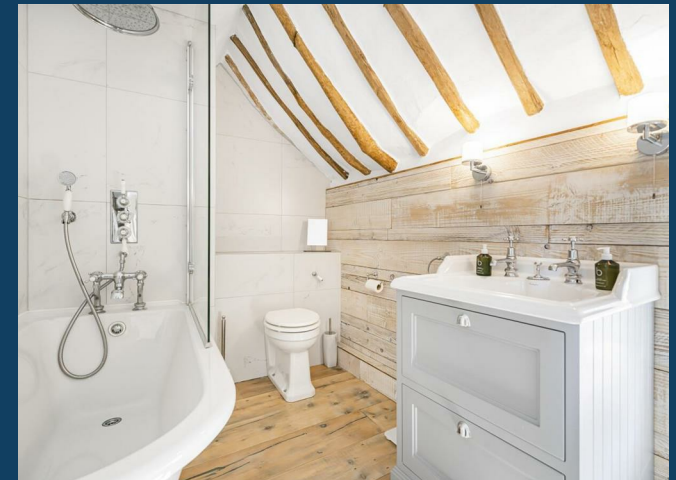
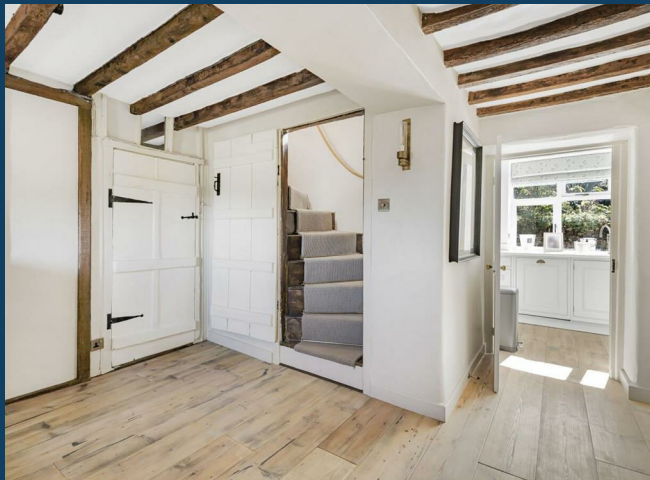
Local Authority - West Northamptonshire

Council Tax Band - F

Mobile Phone Coverage: Please Check Using The Ofcom Website.

Internet: Please Check Using The Ofcom Website -

<https://checker.ofcom.org.uk/>





Approximate Gross Internal Area 1458 sq ft - 136 sq m

Ground Floor Area 849 sq ft - 79 sq m

First Floor Area 609 sq ft - 57 sq m



Ground Floor



First Floor

