



Holly Cottage
30 Roundtown | Aynho | OX17 3BH

HOLLY COTTAGE

A stunning Grade II Listed cottage in the sought after village of Aynho comprising entrance hall, cloakroom/WC, breakfast kitchen, utility room, three reception rooms, four bedrooms, one with en-suite, family bathroom, superb rear garden, workshop and parking for two cars.



ACCOMMODATION SUMMARY

A beautifully presented Grade II Listed Cottage in the sought after village of Aynho.

Ground Floor –

Upon entering, the hall has a useful cloaks cupboard and access to the cloakroom/ WC.

The kitchen has tiled flooring, work surfaces, integrated dishwasher and fridge, Rangemaster oven, space for a circular table to seat four guests, and a window to the front.

The utility room has tiled flooring, space for appliances and a door which leads to a useful workshop with doors out to the front.

From the hall, there is an open plan area which offers flexible space and leads to a good sized sitting room with dining area.

There is space for a table to seat eight guests, three windows to the front, all having window seats, and a wood burning stove in a feature stone fireplace.

From the sitting room, a beautiful feature arched door leads to another room which would make an excellent home office.









Seller Insight

“ Situated on the edge of the Cherwell Valley, just six miles from the historic market town of Banbury, is the pretty village of Aynho. Holly Cottage is an extremely attractive Grade II listed stone-built cottage that occupies a coveted location close to the heart of the village, and just a stone’s throw from the stunning house and grounds of Aynho Park.

“We bought our first property in Aynho in 1993, and it was back then that we first fell in love with the village,” say the owners. “It’s a gorgeous place, very peaceful and picturesque, and it has a wonderful sense of community. It’s also a setting that we’d say offers the best of both worlds as the village is surrounded by rolling countryside, and we’re only a hop, skip and a jump from the Cotswolds. However, at the same time it’s very easy to drive to places such as Oxford, Birmingham and Leamington Spa, and from nearby King’s Sutton we’re able to catch a train into London, which only takes just over an hour.”

“In 2006 we decided to move to Rugby to be closer to our daughter, but we found ourselves coming back to Aynho more and more, to see friends and take part in various activities, and so in 2008 we decided to move back, and that’s when we came across Holly Cottage. It sits in a lovely location close to the centre of the village, and one of the many things that attracted us to it was the feel of the house; it’s very warm and welcoming, something you notice the minute you set foot through the front door. It’s also very spacious and bright, and although over time it has been beautifully updated, there are some lovely original features that give it real character and charm.”

“Something else that drew us to the property was the fact that from the garden we’re afforded the most wonderful countryside views. The garden itself is a really pretty space with a peppering of fruit trees and lots of shrubs and flowers that create colour and interest all year round. It’s very peaceful and private, and as well as the gorgeous views of the surrounding countryside, the sunsets both summer and winter are absolutely breathtaking.”

“The sitting room with the old inglenook fireplace is probably our favourite. It’s a large room with big windows that flood it with light, but when it’s cold outside and the fire is roaring away it’s also a room with a really cosy atmosphere.”

“We’ve loved our time living in Aynho. The community, the scenery and the fact that it’s conveniently located are all things that set it apart and make it such a desirable place to live.”

“One of our favourite features is the beautiful old door that leads into the cellar, and the cellar is a unique feature in itself. It’s actually located under the garden and it’s been a fantastic hobby room. The grandchildren have also used it as a playroom so it’s been a very useful space.”

“We’ve thoroughly enjoyed our time here, and it’s a place where we’ve shared many happy times with family and friends,” say the owners. “There’s so much that we’ll miss: the welcoming feel of the house and its unique character, the gorgeous garden and stunning views... It’s been a wonderful place to call home.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





First Floor –

To the first floor, there is an airing cupboard which houses the boiler, whilst stairs lead to a door which provides access to the garden.

The feature bedroom has built in wardrobes and windows to two elevations.

The guest bedroom also has built in wardrobes and a window to the front, whilst completing the first floor accommodation is the bathroom which has a bath and separate shower.





Second Floor -

To the second floor, the landing has a lovely feature stone wall and a window to the front which provides superb countryside views, whilst access is provided to two further bedrooms, one of which having a hidden WC, hand basin and shower, and the other having French doors which lead to a Juliet balcony.













OUTSIDE

The rear garden is beautifully presented and is mainly laid to lawn.

There is a greenhouse, an attractive stone shed and stunning countryside views, whilst to the front, a driveway provides off-road parking for two cars.





LOCATION

Aynho is situated around six miles south of Banbury and is conveniently located for the M40 which provides easy access to Birmingham, Oxford, Bicester and London, whilst the local train network provides a commute to Marylebone in under an hour.





Services, Utilities & Property Information

Utilities – Mains water, drains, gas and electricity is supplied

Mobile Phone Coverage - 4G and 5G mobile signal may be available in the area but we advise you to check with your provider.

Broadband Availability - Ultrafast Broadband Speed is available in the area, with predicted highest available download speed 80 Mbps and highest available upload speed 1,000 Mbps.

Rights and easements – The land has the benefit of a right of way over the pathway between the points lettered A and B on the title plan subject to the payment of a fair proportion of the cost of repairing the same. Please contact agent for further details.

There is a pedestrian right of way directly across the rear garden only for the adjoining property, number 32 Roundtown.

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

The property is of standard construction.

Tenure – Freehold

Local Authority

West Northamptonshire Council

Council Tax Band: E

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on Tel Number 07736 937633

Website

For more information visit F&C Microsite Address - <https://www.fineandcountry.co.uk/banbury-and-buckingham-estate-agents>

Opening Hours

Monday to Friday	9.00 am - 6 pm
Saturday	9.00 am - 5 pm
Sunday	By appointment only

Offers over £600,000





GROSS INTERNAL AREA: 1903 sq ft, 176 m2
 LOW CEILINGS AND SHED TOTAL: 44 sq ft, 4 m2

OVERALL TOTALS: 1949 sq ft, 180 m2
 SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY



EPC Exempt



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 23.02.2024







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Terry has been in the estate agency industry for 20 years and has a wealth of knowledge in the property sector. Having left the corporate world to set up his own brand, Terry has already built up a great reputation with local buyers and sellers. His aim is to deliver the highest levels of service and to make any client feel valued. Terry has already sold several properties which had been on the market with other estate agents previously and he puts this down to his attention to detail and his hunger for success.

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