



8 Little Lane
Aynho | Banbury | Oxfordshire | OX17 3BJ

FINE & COUNTRY





Step inside

8 Little Lane

A 17th Century (non listed) character home in the sought after village of Aynho .

The property comprises kitchen, three reception rooms, shower room, three/four bedrooms, one with spacious en-suite bathroom, and low maintenance rear garden.

Ground Floor

A stable door provides access into the kitchen which has a range of units and granite worktops.

Access is provided to a dining room which is full of character and has a wood burning stove, and two windows to the front.

The sitting room also enjoys many character features to include a large inglenook fireplace, a wood burning stove and flagstone floors, whilst the windows which have shutters overlook the garden.

There is a rear hall which could be used as an additional sitting area which has a door to the garden and access to a shower room.

First Floor

To the first floor, there are two bedrooms, both of a good size, and with one having a spacious en-suite bathroom.

Second Floor

To the second floor, there is a third bedroom with access to an additional room / fourth bedroom.

The second floor could also be devised as a bedroom and sitting room for a teenager.







Step outside

8 Little Lane

The rear garden is of low maintenance and has a lovely seating area, useful log store, outside light and access to the road via a gate.

The property also benefits from solar panels and battery storage facility which are believed to provide the current owners with around £800 per annum.

Whilst there is no immediate off-road parking, parking is available on a first come first served basis in the square, just a few steps from the house.

A spacious home with a huge amount of potential which must be viewed to be appreciated.

Location

Aynho is situated around five 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 Supply, Mains sewerage, Oil Fired Heating, Electricity Supply, Mobile Phone Coverage - 4G and 5G mobile signal is available in the area but we advise you to check with your provider.

Broadband Availability – There is ultra fast gigaclear in the area with speeds of up to 1000mpbs.

Special Note

Restrictions – We are not aware of any restrictions on the property

Situated in a conservation area

Rights and easements – N/A

Planning permission – We are not aware of any planning permission applications.

Tenure - Freehold

Local Authority: West Northamptonshire

Council Tax Band: F

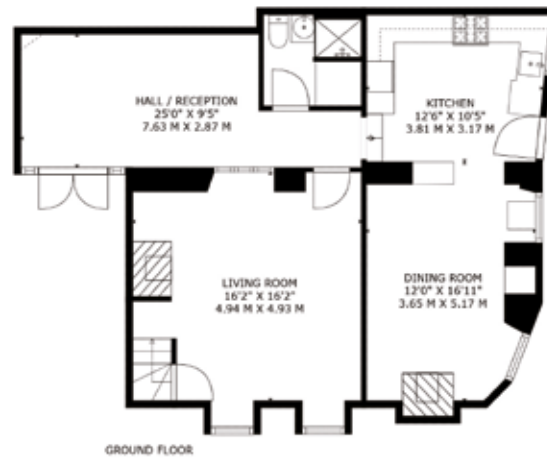
Viewing Arrangements

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

Website

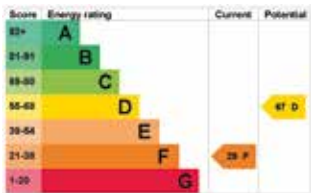
For more information visit F&C Microsite Address - <https://www.fineandcountry.co.uk/banbury-and-buckingham-estate-agents>





GROSS INTERNAL AREA: 1628 sq ft, 150 m²
 ADDITIONAL AREAS TOTAL: 101 sq ft, 8 m²

OVERALL TOTALS: 1729 sq ft, 158 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY



Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer.

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