

# WENSDEN FIELD HOUSE

AYNHO, NORTHAMPTONSHIRE



## An attractive edge of village house with far reaching views and ancillary accommodation

**Ground Floor:** Kitchen • Dining room • Sitting room  
Cloakroom • Utility room • Office/bedroom 5

**First Floor:** Main bedroom with adjoining shower room  
Three double bedrooms • Two bath/shower rooms

**Outside:** Triple garage • Garden room • Garden store

**Annexe:** Sitting room • Bedroom • Shower room

**Butler  
Sherborn**

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## DESCRIPTION

Wensden Field House is an eco-friendly property with panoramic countryside views, located on the edge of a village. The current owners have extended and modernised it with an open-plan design, featuring Schuco windows, ground source heating, solar panels, and an A-rated Energy Performance Certificate (EPC).



Upon entering, visitors are greeted by breathtaking views through a floor-to-ceiling picture window. The living areas include a sitting room with exposed beams, a traditional fireplace, and bifold doors opening to the south-facing garden. The kitchen is equipped with bespoke cabinetry, modern appliances, and bifold doors leading to the garden. There's also a downstairs bedroom and shower room, as well as a utility room and pantry.

Upstairs, the principal bedroom offers more spectacular views and an en suite, with three additional bedrooms, two bathrooms, and access to insulated loft storage.

The property has a private driveway, triple-bay garage and ancillary accommodation above with electric car charging point. The landscaped gardens surround the house, with terraces, lawns, fruit trees, and outbuildings.

## FIXTURES & FITTINGS

Only those items mentioned in these particulars are included in the sale. Some additional items may be available by separate negotiation.



## WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasieasements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

## VIEWINGS

Please telephone Butler Sherborn: Stow-on-the-Wold Office T 01451 830731 or The London Office T 0207 839 0888. E [stow@butlersherborn.co.uk](mailto:stow@butlersherborn.co.uk)

## DIRECTIONS (POSTCODE OX17 3AL)

From Aynho village head northeast out of the village on Charlton road heading past Butts close on your right, Wensden Field House is the first and only house on the left hand side.

**what3words:** ///stack.messaging.ambushes



### Towns

Banbury 6.7 miles  
Oxford 24 miles  
Chipping Norton 14 miles



### Pubs

The Rose & Crown Pub 2.1 miles  
The White Horse 2.7 miles  
The Pickled Ploughman 3.1 miles



### Schools

Tudor Hall School 6.7 miles  
Bloxham School 7.3 miles  
Sibford School 13.6 miles



### Train station

Banbury Station 7 miles



### Members Clubs

Aynho Park 0.6 miles  
Soho Farmhouse 11 miles  
Estelle Manor 18 miles



Main House Approx. Gross Internal Area:- 214.03 sq.m. 2304 sq.ft.  
 Annex Approx. Gross Area:- 56.56 sq.m. 609 sq.ft.  
 Triple Garage & Plant Room Approx. Gross Area:- 65.79 sq.m. 708 sq.ft.  
 Garden & Store Approx. Gross Area:- 24.04 sq.m. 259 sq.ft.  
 Total Approx. Gross Area:- 360.42 sq.m. 3880 sq.ft.

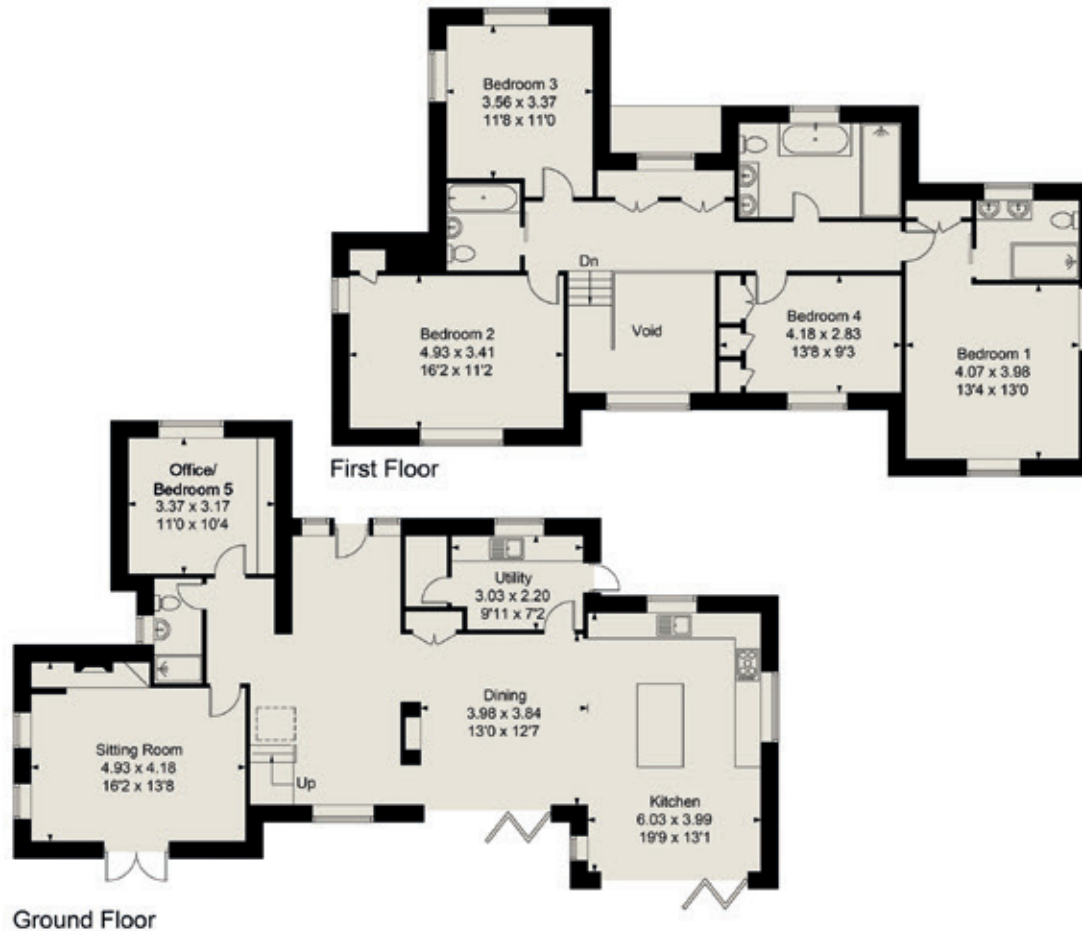


Garden / Store



Triple Garage

Annex



First Floor

Ground Floor

FOR ILLUSTRATIVE PURPOSES ONLY-NOT TO SCALE  
 The position & size of doors, windows, appliances and other features are approximate only.  
 --- Denotes restricted head height  
[www.dmlphotography.co.uk](http://www.dmlphotography.co.uk)

## SERVICES

Mains water, drainage, and electricity. Heating and hot water are provided by ground source heating and solar panels. Gigaclear broadband.

## RIGHTS OF WAY

There are no footpaths over the property.

## LOCAL AUTHORITY

South Northamptonshire District Council

**Council Tax:** Band G

**EPC Rating:** A

**Tenure:** Freehold



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs	116	122
(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		

