



Wycherley Barn, College Fields
Aynho, Oxfordshire, OX17 3BZ



ROUND & JACKSON
ESTATE AGENTS





An exceptional modern barn conversion with spacious accommodation, beautiful gardens and far reaching countryside views.

The property

Wycherley Barn, Aynho is an exceptional modern barn conversion which is pleasantly located in a tucked away position within this sought after and exclusive development on the edge of the village. The property is beautifully presented throughout and has been subject to many improvements within recent years. On the ground floor there is a superb, open plan kitchen/dining/family room which is ideal for entertaining, a spacious dual aspect sitting room with a vaulted ceiling and a cloakroom. On the first floor there is a large dual aspect master bedroom (formerly two bedrooms), a second bedroom and a modern family bathroom which has been refitted. There are private and beautifully landscaped gardens to the front and rear and far reaching countryside views. There is also driveway parking, a garage and a car port.

We have prepared a floorplan to show the room sizes and layout. Some of the main features include:

Hallway

Main entrance door to the front, doors to the kitchen/dining/family room, the cloakroom and sitting room.

Kitchen/Dining/Family Room

A superb open plan room with attractive tiled flooring, ample space for lounge and dining furniture and windows to the front and rear. The kitchen has been re-fitted with modern shaker style eye level cabinets and base units and drawers with work surfaces over. Inset sink and drainer, fridge/freezer, dishwasher and washing machine. Range cooker with extractor over.

Sitting Room

A spacious room with a vaulted ceiling, wood effect flooring, bi-folding doors to the front garden and stairs to the first floor. There is also a door to the rear garden with beautiful countryside views.

Master Bedroom

A very spacious room (formerly two bedrooms) with windows to the front and rear and fitted wardrobes.

Bedroom Two

A single room with a window to the front.

Family Bathroom

A beautifully fitted modern bathroom with a suite comprising a roll top bath, a separate shower cubicle, a wash and basin and WC. Attractive flooring and modern brick tiling to walls.

Parking and garaging

To the rear of the property there is a garage, a carport and a driveway which provides parking for several vehicles.

Outside

There are private gardens to the front and rear of the property which are both ideal for outside dining and entertaining. To the front of the property there is a walled garden which is attractively paved and has a landscaped planting scheme.

The rear garden is also beautifully landscaped and has some stunning views of the surrounding countryside. Predominantly paved with manicured box hedging, paved seating areas and gravelled pathways. There is also gated access to the driveway, garage and carport.



Situation

Aynho is a particularly sought after and attractive village situated on the borders of North Oxfordshire and South Northamptonshire overlooking the Cherwell Valley. As well as a church and public house, Aynho has a village hall which offers a variety of community activities including a toddler group, yoga, bowls, a drama group and art classes.

Primary education is in the neighbouring village of Charlton with its well regarded CofE Primary School, Secondary schools in Bloxham, Banbury and Brackley. Prep school at Carrdus (Overthorpe), Winchester House (Brackley), and St John's Priory (Banbury), Beachborough, Westbury, with independent senior schools:- Tudor Hall (girls), (Bloxham), Bloxham and Stowe (both co-ed) and private bus services to the Oxford schools.

The market towns of Banbury and Bicester provide a full range of shopping requirements with Oxford for further specialist and cultural activities. Communication links to M40 at both J10 (Ardley) 5 miles and J11 (Banbury) 8 miles. Train services from Banbury and Bicester to London (Marylebone). Peak journey time from about 72 minutes and 54 minutes respectively. Soho Farmhouse is a private members country club and is located just 9 miles distance.

Sporting activities in the area include a sports field with tennis courts in the village, squash and tennis club at Adderbury, Bannatynes Health club at Bodicote, golf courses at Tadmarton Heath and Rye Hill, horse racing at Warwick and Stratford-upon-Avon, motor racing at Silverstone.

Restoration Hardware is within Aynho Park, a 400-year-old landmark estate and offers a combination of history, design, food and wine. Reimagined and open to the public for the first time, the 73-acre, 60-room property seamlessly integrates RH Interiors, Contemporary, Modern and Outdoor collections with rare art, antiques and artifacts from across the globe. Explore historic gardens by iconic English landscape architect Capability Brown and enjoy three dining experiences – the Orangery, the Loggia and the Conservatory – as well as a Wine Lounge, Tea Salon and Juicery.

Services

All mains services connected.

Local Authority

South Northamptonshire Council. Tax band E.

Viewing Arrangements

By prior arrangement with Round & Jackson.

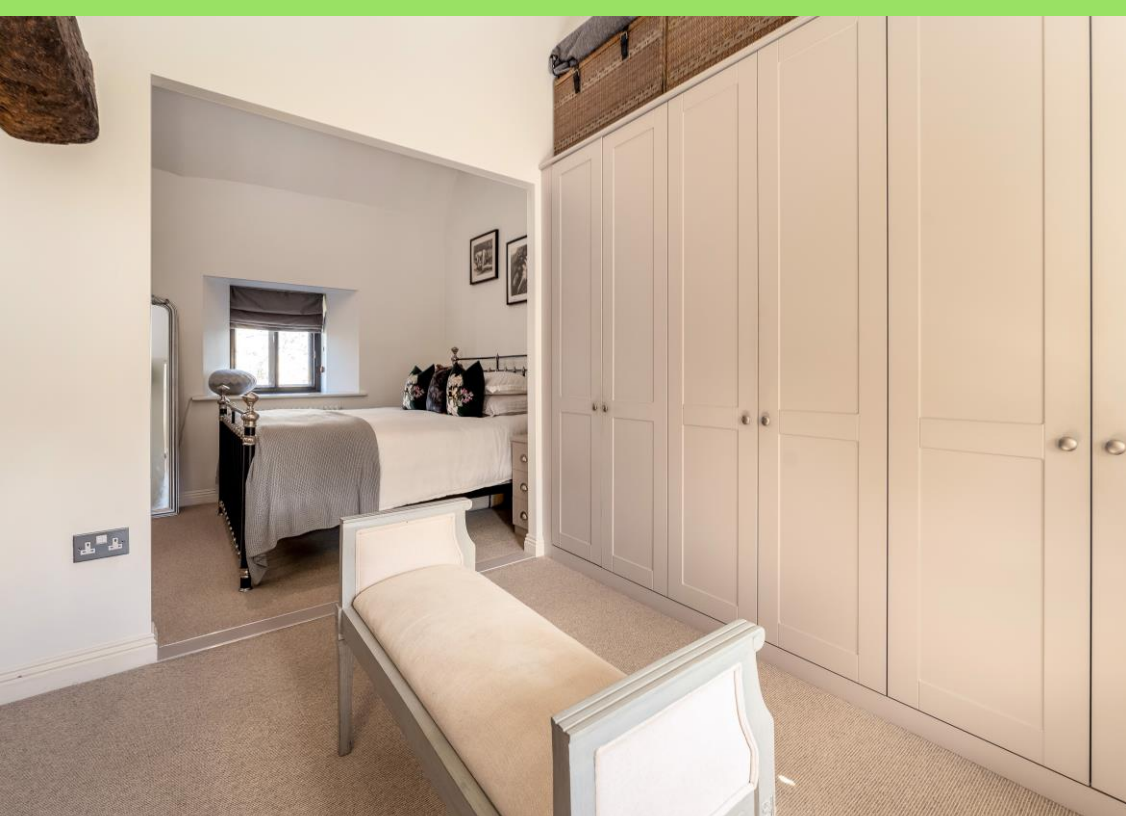
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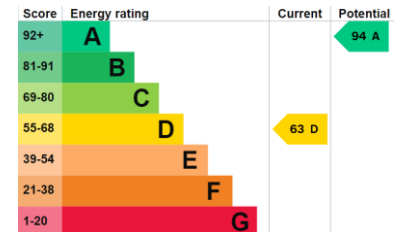
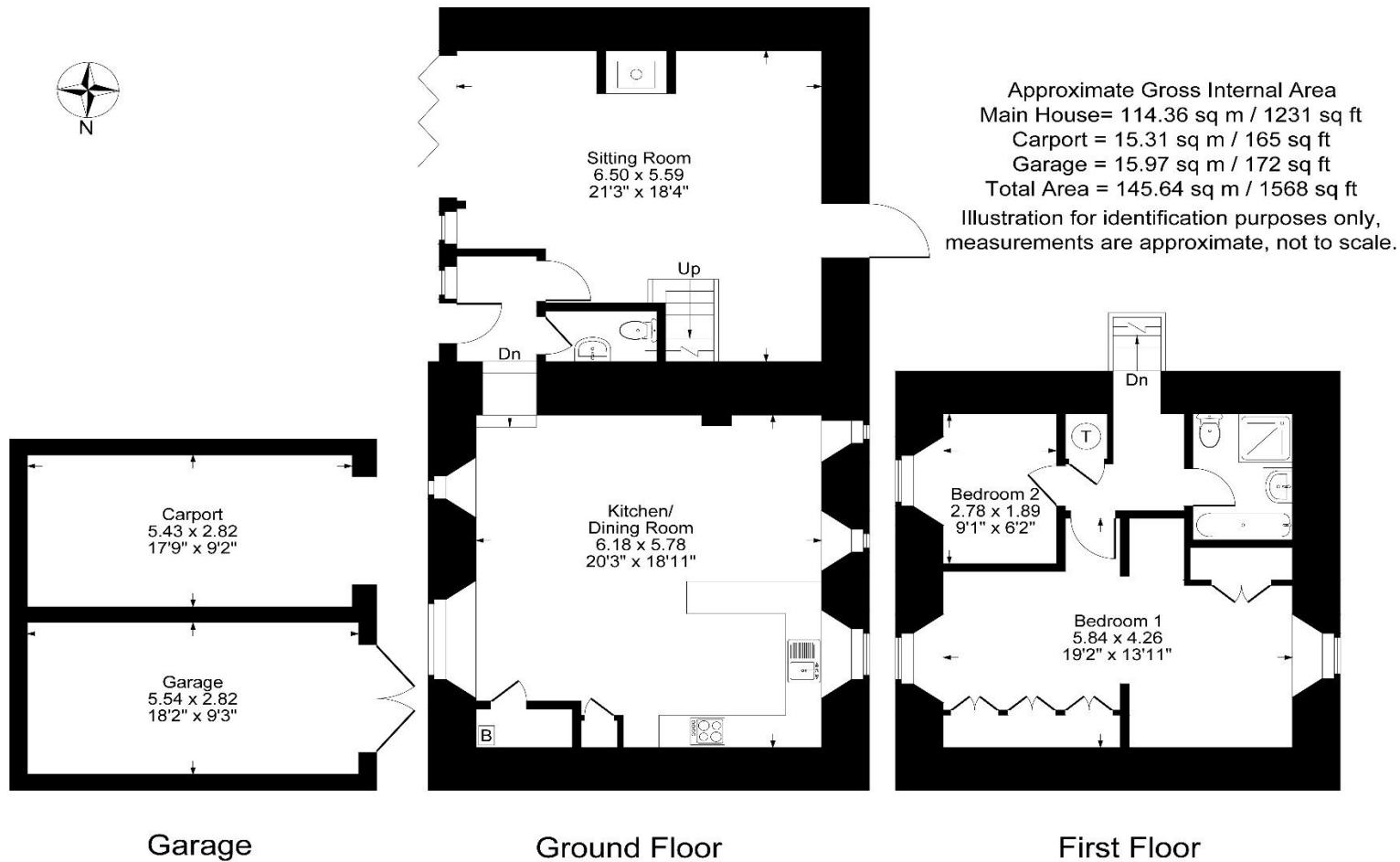
A freehold property.

Directions

From Banbury Town centre proceed in a southerly direction on the Oxford Road and continue for roughly 2 miles until Twyford is reached. Continue for another 1/4 mile until you reach the traffic lights and then turn left onto the Aynho Road. Continue for around 2 miles and take the first right hand turn for College Fields just before you enter the village. Follow the road for a short distance to the left and then right where the rear of property will be seen on your left. The driveway, carport and garage will be seen ahead and access to the front is gained beneath the covered driveway at the side of the property.

Asking Price £650,000





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Banbury - The Office, Oxford Road, Banbury, Oxon, OX16 9XA

T 01295 279953 E office@roundandjackson.co.uk

Bloxham - High Street, Bloxham, Oxon, OX15 4LU

T 01295 720683 E office@roundandjackson.co.uk

www.roundandjackson.co.uk

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