



## Garden Cottage

Aynho, OX17

Guide Price £450,000

Part of an old barn conversion development, Garden Cottage is a beautifully presented home that seamlessly blends character with contemporary living. Recently refurbished to an exceptional standard, this charming property offers a perfect balance of style and comfort.



**THE CHERWELL AGENT**  
VILLAGE & COUNTRY HOMES



## Garden Cottage

Aynho, OX17

- Barn conversion development
- Large kitchen / dining space
- Driveway & garage
- Popular village
- Tenure Freehold
- Beautifully presented
- Generous living room with woodburner
- Three bedrooms | two bathrooms
- Useful links into London
- EPC rating C | Council tax E





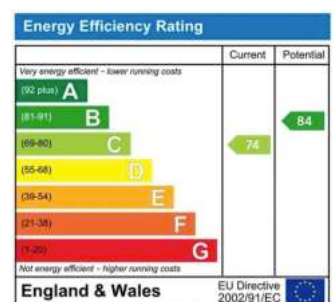
At the heart of the home is a spacious kitchen and dining area, ideal for both family gatherings and entertaining. The kitchen has been recently refurbished and presents beautifully, with ample space for a large dining table; a very sociable space. Adjacent, the generous living room features a working woodburner, creating a cosy and inviting atmosphere. Upstairs, the first floor comprises three bedrooms, including a generous principal suite with an en-suite bathroom. A modern family bathroom serves the remaining bedrooms, while a dedicated study area on the landing provides a practical workspace. Externally, Garden Cottage benefits from a private driveway for two cars, a garage, and a beautifully landscaped front garden.

Across the road, the historic Aynhoe Park, a 400 year old estate, is now owned by 'RH England', and allows guests to enjoy a number of high-end eateries, an architectural gallery, tea salon, juice bar and wine lounge. Nearby villages provide a number of nurseries, primary and secondary education options (both state and private), making the area popular with young families.

Aynho, an ever-popular village on the Oxfordshire / Northamptonshire border, enjoys a mix of character housing making this pretty village a favourite for people looking to escape the urban lifestyle. The village has an excellent local community, including many groups such as a cricket club, cycling club, toddler group, history society and many more.

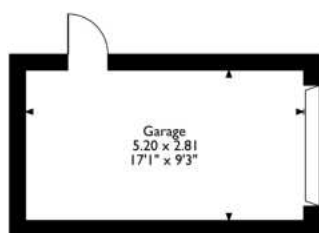
The nearby stations of King's Sutton, Bicester North and Banbury provide regular links to London Marylebone in under an hour and the M40 allows easy access to the motorway network up and down the country.

Tenure: Freehold  
 Local Authority: West Northants  
 Council Tax Band: E  
 Utilities: Mains electric, gas, drainage & water.

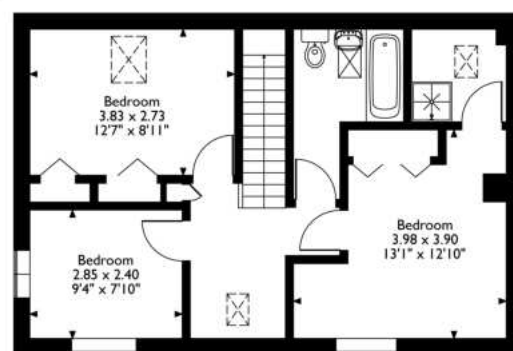




Garden Cottage, 23, Butts Close, Banbury  
 Approximate Gross Internal Area  
 Main House = 101 Sq M/1087 Sq Ft  
 Garage = 15 Sq M/161 Sq Ft  
 Total = 116 Sq M/1248 Sq Ft



**Ground Floor**



**First Floor**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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