



Tinkers Cottage

Guide Price £495,000
Aynho, OX17

Situated in one of the oldest and most picturesque parts of the village, Tinkers Cottage is a well presented three-bedroom 17th century cottage, without a listed status. Positioned on the historic Blacksmith's Hill, the property enjoys a garage, off-street parking and an elevated setting with far-reaching views over open farmland and unspoilt countryside to the rear.

- Three-bedroom cottage
- Wonderful character home
- Garage & driveway
- Non-listed status
- Generous front & rear gardens
- Open views to the rear
- Oldest part of the village
- Good condition
- Tenure freehold
- EPC rating D | council tax D



THE CHERWELL AGENT
VILLAGE & COUNTRY HOMES





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The accommodation includes a welcoming living room featuring an open fireplace, perfect for cosy evenings. A well-proportioned kitchen/breakfast room offers a practical and sociable space, whilst the large conservatory at the rear brings in an abundance of natural light and provides a seamless connection to the garden beyond.

Upstairs, there are three bedrooms arranged over two floors. The top floor bedroom benefits from its own en-suite shower room, whilst a further bathroom serves the remaining bedrooms on the first floor. Throughout the home, there are attractive character details that speak to the property's heritage, alongside tasteful updates that make it ready to move into.

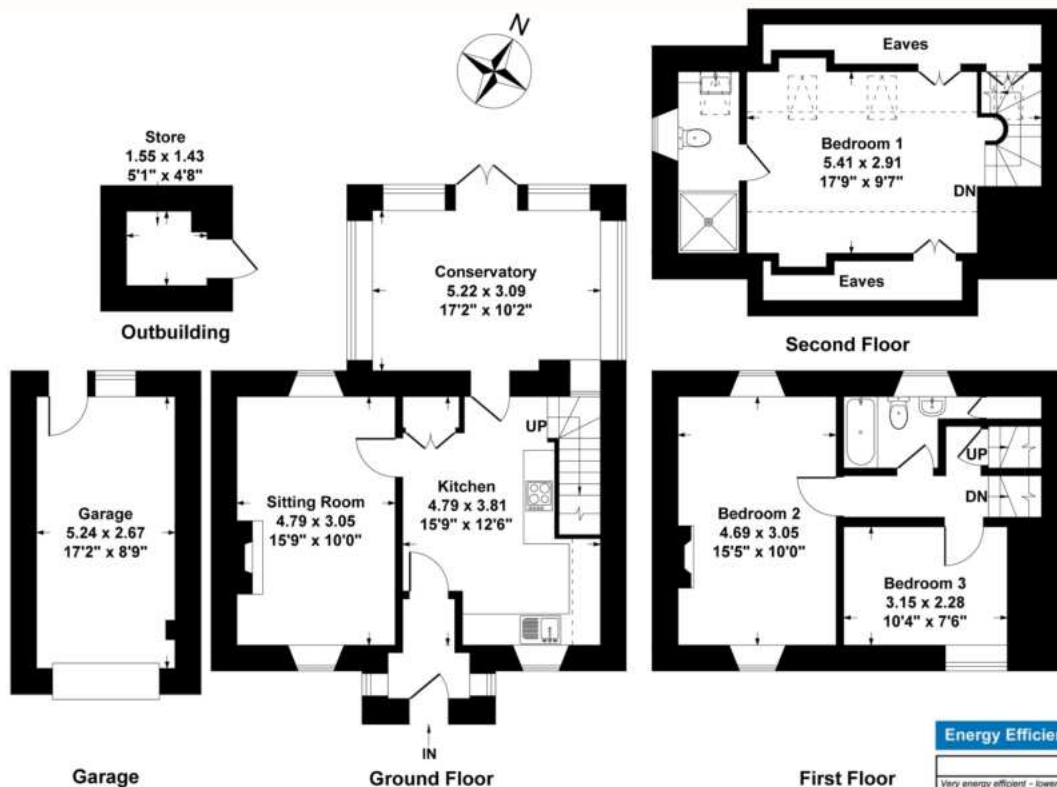
Outside, the property enjoys generous front and rear gardens, with plenty of space for outdoor dining and relaxation. There is off-road parking for two vehicles at the front, as well as a garage providing additional storage or workshop space.

Across the village, 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 more.

The nearby train 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: Cherwell
- Council Tax Band: D
- Utilities: Mains electric, gas, drainage & water



Ground Floor Approx Area = 50.96 sq m / 549 sq ft
 First Floor Approx Area = 31.95 sq m / 344 sq ft
 Second Floor Approx Area = 22.94 sq m / 245 sq ft
 Garage Approx Area = 13.99 sq m / 151 sq ft
 Outbuilding Approx Area = 2.21 sq m / 24 sq ft
 Total Area = 122.05 sq m / 1313 sq ft

Measurements are approximate, not to scale,
 illustration is for identification purposes only.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

The Cherwell Agent hereby gives notice: i) these particulars do not constitute part of an offer or contract; ii) these particulars, pictures and plans are given in good faith and are for guidance only; iii) we have not carried out a structural survey or tested services, appliances or fittings.