



# CATTON HOUSE




Aynho, Oxfordshire





## ELEGANT DESIGN MEETS GEORGIAN HERITAGE

Catton House is an elegant village house with period features, well-proportioned reception rooms, generous ceiling heights and a walled garden, within the heart of the village.

			EPC
5	2	3	E

Local Authority: South Northamptonshire District Council

Council Tax band: H

Tenure: Freehold





## THE PROPERTY

Enter through the imposing front door to an oak-panelled entrance hall with a fireplace and original flagship stone floors. The house benefits from high ceilings on the ground and first floors, giving the house a wonderfully spacious and elegant feel. The ground floor provides two reception rooms with shutters, each including a working fireplace. The extended kitchen is truly the heart of the home and overlooks the walled gardens. Also, there are bespoke units, integrated appliances, a Devol kitchen island, Carrara marble countertops, an AGA and a combined utility and cloakroom. In addition, there is a closet with access to the cellar.

On the first floor, there are three large bedrooms, including a principal bedroom, which has a magnificent en suite. There is an additional family bathroom on this level. Finally, the second floor has two further bedrooms and a versatile sitting area.









## A TIMELESS LUXURY LOOK WITH SIMPLICITY AND STYLE.

A welcoming, light-filled entrance hall with original panelling and Georgian stone flooring.

Substantial reception rooms with generous ceiling heights and a sense of scale rarely found.

Beautifully appointed kitchen and bathrooms, integrating modern fittings within a heritage framework.

Thoughtfully curated interiors, comprised of antiques and contemporary designer pieces, available on a turn-key basis, with or without contents.







## MINIMALIST IN STYLING YET REGAL IN STATURE

This exquisite residence has been meticulously restored to the highest of standards, representing a seamless fusion where contemporary elegance meets regal, period authenticity. The result is a home of exceptional quality, defined by its considered interiors and faultless finish.

Step inside to discover a calming palette that softens the grandeur of high ceilings, intricate historic panelling, and generously proportioned reception rooms. Minimalist in styling yet regal in stature, the interiors celebrate craftsmanship while maintaining a contemporary, liveable aesthetic.

### LOCATION:

Aynho is surrounded by rolling countryside with far-reaching views over the Cherwell Valley, it is famed for the growing of apricots. The 'Apricot village' can be traced back to Saxon times and has two excellent restaurants and a café within the breathtaking RH at Aynho Park, a village hall offering a wide variety of community activities, a tennis court, a lovely playground and extensive playing fields.

There is also the historic St Michael's Church which dates back to medieval times. Aynho is exceptionally well connected, offering a 50-minute direct train from nearby Bicester North to London Marylebone, or an easy drive via the M40 and Oxford. Oxford is also within easy reach, and for international travel, Heathrow Airport is just over an hour away while Birmingham Airport is around 50 minutes, making the village perfectly placed for both business and leisure.







# GARDENS & GROUNDS

A masterclass in timeless elegance and refined restoration, Catton House stands proudly in the heart of Aynho, the 'Apricot Village' of Oxfordshire. The property offers a rare blend of classic English charm and modern understated luxury.

Tucked away in the heart of the village, the property is entered through imposing gates into a large enclosed garden, with a parking area which can comfortably accommodate 5 cars. A second walled garden provides an entertaining terrace and faces west to enjoy the sunsets. The property is strategically located, steps away from RH at Aynho Park, and a short drive away from many charming Cotswolds villages, Soho Farmhouse, Estelle Manor and the boutiques and restaurants of Bicester Village.









