



Wharf Cottage
Station Road | Aynho | OX17 3BP

FINE & COUNTRY

Step inside

Wharf Cottage

A superb family residence situated by the Oxford Canal and comprises entrance hall, cloakroom/WC, outstanding kitchen with dining and seating areas, utility room, three reception rooms, each having wood burning stoves, four bedrooms, two with en-suite, family bathroom, good sized garage, lovely gardens with views over the canal.

Ground Floor

A stunning character residence which sits by the pretty Oxford Canal whilst offering flexible accommodation and excellent entertaining spaces throughout.

Upon entering, the hall has access to the cloak room and utility room.

The outstanding open plan kitchen / dining room has ample work surfaces and a range of appliances to include an electric Aga.

There is space for a table to seat eight guests with direct access to a seating area which has French doors to the driveway making this a superb setting for anybody who likes to entertain.

The sitting room is light and airy and has a vaulted ceiling, exposed beams and a wood burning stove.

The second sitting room has a wood burning stove, stairs to the first floor and a door opening out to the rear garden.

For the cooler evenings, the lounge is a lovely cosy room and also has a wood burning stove, with windows to two elevations.

First Floor

To the first floor, the landing has windows to the front elevation with loft access above.

The feature bedroom is of an excellent size and has two windows which provide good natural light.

Access is provided to a good sized en-suite which has a walk in double shower.

The guest bedroom also benefits from an en-suite and there are two further bedrooms, one being a double and the other, a good sized single, whilst completing the first floor accommodation is the family bathroom which has a bath and separate shower.











Step outside

Wharf Cottage

The rear garden is of a manageable size and is mainly laid to lawn with a raised decked area.

There are two patio areas too, whilst to the front of the property is parking for around 8 cars and a good sized garage with power and light.

A superb family home which must be viewed.



Location

Aynho is situated around six miles South-East of Banbury, seven miles South-West of Brackley, and is conveniently located for the M40 which provides easy access to Birmingham, Oxford, Bicester and London, whilst the local train network provides a commute to Marylebone in under an hour.

Services, Utilities & Property Information

Utilities - Water supply, septic tank sewerage system, oil fired central heating, electricity supply.

Mobile Phone Coverage - 4G mobile signal is available in the area but we advise you to check with your provider.

Broadband Availability - There is ultrafast broadband with upload speeds of 220mbps. Fibre to property.

Tenure - Freehold

Local Authority

West Northamptonshire
Council Tax Band: E

Viewing Arrangements

Strictly via the vendor's sole agents Fine & Country on Tel Number 07736 937633

Website

For more information visit F&C Microsite Address - <https://www.fineandcountry.co.uk/banbury-and-buckingham-estate-agents>

Opening Hours:

Monday to Friday	9.00 am - 6 pm
Saturday	9.00 am - 5 pm
Sunday	By appointment only



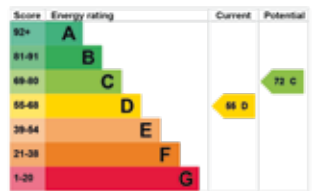


GROUND FLOOR

FIRST FLOOR

GROSS INTERNAL AREA: 2292 sq ft, 213 m²
 GARAGE TOTAL: 260 sq ft, 24 m²

OVERALL TOTALS: 2552 sq ft, 237 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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