



Barn End House  
2 Roundtown | Aynho | Banbury | Oxfordshire | OX17 3BG

# BARN END HOUSE

---

An excellent opportunity to acquire a Grade II listed residence in the heart of Aynho which benefits from a large attached barn which is ideal for development subject to the relevant permissions.

The property comprises entrance hall, cloakroom/WC, reception hall, breakfast kitchen, dining room, sitting room, three bedrooms, bathroom, courtyard garden and parking in front of the barn.







## Ground Floor

Upon entering, the hall has access to a cloakroom/WC and access to the reception hallway which has a window to the side and access is then provided to an inner hall where stairs rise to the first floor.

The breakfast kitchen has ample work space, space for appliances and for a table to seat six guests, whilst a door leads to the courtyard garden, with access also provided from the breakfast area to the attached barn.

The dining room is currently used as a craft room and has built in storage cupboards, fitted display units, space for a table to seat eight guests and a window to the front.

The sitting room is of an excellent size and has a wood burning stove in a stone surround and a window to the side.

---









# Seller Insight

“Nestled in the heart of Aynho, where history whispers through the cobbled streets and the countryside beckons with its serene beauty, this cherished home awaits its next chapter. For over four decades, Pam and her family have lovingly nurtured this property, transforming it into a haven of warmth and character. From the moment you arrive, the allure of its rustic barn exterior draws you in, promising a lifestyle where every detail resonates with charm and tranquillity.

The kitchen, a sanctuary for Pam the avid cook and baker, stands as a testament to the heart of this home. Bathed in natural light that streams in from morning till dusk, it effortlessly blends the rustic charm of exposed beams with modern convenience, making it the perfect spot for gatherings with friends or quiet moments of culinary inspiration.

Beyond its inviting interior, the house itself boasts a layout that wraps around you with flexibility, offering spaces that effortlessly adapt to your daily routines and social aspirations. Each room tells a story of family gatherings, memorable events, and the joy of shared experiences. Whether hosting a cosy dinner or entertaining a crowd of eighty, this home has witnessed it all, embracing every occasion with grace and comfort.

The manageable garden, a peaceful retreat just steps from the kitchen, offers a serene spot to unwind amidst the blooms and greenery. It's here where Pam has cherished moments of quiet reflection and lively social gatherings alike, appreciating the balance of privacy and community that defines life in Aynho.

Reflecting on their time here, Pam fondly recalls the vibrant sense of community that defines the neighbourhood. From local coffee mornings to active community groups, there's always an opportunity to connect with neighbours who have become like family over the years. The proximity to excellent schools and easy access to major transport links further enhance the appeal of this location, offering convenience without sacrificing the tranquillity of rural life.

As Pam prepares to bid farewell to this beloved home, she reflects on the memories created within its walls and the legacy of warmth and hospitality that will endure. From the sunlit mornings that greet you at the front door to the peaceful afternoons spent in the garden, every corner of this home has been imbued with a sense of belonging and joy.

For those seeking not just a house, but a place where memories are made and cherished, this property in Aynho stands as an invitation to embrace a lifestyle of timeless elegance and community spirit. The current owners, with a touch of nostalgia, will surely miss every aspect of this home that has been a sanctuary of happiness and fulfilment for so many years.\*

\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.

















## First Floor

To the first floor, the landing has access to a very large loft area which could be converted to provide another two bedrooms and a bathroom (subject to the relevant permissions).

The feature bedroom has a fireplace, built in wardrobes and a window to the side.

The guest bedroom is also of a good size and has a window to the front.

There is a feature fireplace in the third bedroom, along with built in wardrobes and a window to the side, whilst completing the first floor accommodation is the family bathroom.

















## The Barn

Without doubt, one of the main selling features of the property is the very large barn which is almost the same size as the house.

There is power and light, along with a large mezzanine where again, subject to the relevant permissions, this could be developed to create a wonderful annexe for multi generational living or to double the size of the home.









## Outside

From the kitchen, access is provided to a courtyard garden, whilst to the front of the barn, there is also off-road parking.

---











# LOCATION

---

Aynho is situated around five miles South of Banbury 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 - Mains water and sewerage, oil fired central heating, electricity supply.

**Mobile Phone Coverage**

5G mobile signal is available in the area but we advise you to check with your provider

**Broadband Availability**

Ultrafast broadband is available with a download speed of 1,000mbps.

**Tenure**

Freehold

**Local Authority**

West Northamptonshire Council

Council Tax Band: E

**Viewing Arrangements**

Strictly via the vendors 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

*Offers Over* £575,000





GROSS INTERNAL AREA: 1732 sq ft, 161 m<sup>2</sup>  
 OPEN TO BELOW & LOW CEILINGS: 271 sq ft, 25 m<sup>2</sup>  
 BARN: 781 sq ft, 73 m<sup>2</sup>

**OVERALL TOTALS: 2784 sq ft, 259 m<sup>2</sup>**

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY. FLOORS MAY NOT BE SHOWN IN THEIR ACTUAL LOCATION



**PRS** Property Redress Scheme



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. For a free valuation, contact the numbers listed on the brochure. Printed 27.03.2025

**FINE & COUNTRY**









## TERRY ROBINSON PARTNER AGENT

Fine & Country Banbury  
M: 07736 937 633 | DD: 01295 239663  
email: [terry.robinson@fineandcountry.com](mailto:terry.robinson@fineandcountry.com)

Terry has been in the estate agency industry for 20 years and has a wealth of knowledge in the property sector. Having left the corporate world to set up his own brand, Terry has already built up a great reputation with local buyers and sellers. His aim is to deliver the highest levels of service and to make any client feel valued. Terry has already sold several properties which had been on the market with other estate agents previously and he puts this down to his attention to detail and his hunger for success.

YOU CAN FOLLOW TERRY ON



”

*“Having just purchased my new home through Fine and Country I cannot recommend them highly enough. Terry went above and beyond in ensuring as smooth a transaction as possible. Never once did I have a problem in contacting him, even on days off he still took my calls showing what a dedicated agent he is. I love my new home too much to ever consider selling it but I know who I would use if I was ever considering moving again!! Thanks to Fine & Country, especially Terry, I am now living in my dream home!”*



## FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.



Fine & Country  
Tel: +44 (0)1295 239666  
banbury@fineandcountry.com  
Guardian House 7 North Bar Street, Banbury, OX16 0TB

