



11 Blacksmiths Hill  
Aynho | Banbury | Oxfordshire | OX17 3AH

FINE & COUNTRY

# 11 BLACKSMITHS HILL

---

A beautifully presented 17th Century Grade II Listed residence in the sought after location of Aynho.

The property comprises entrance hall, cloakroom/WC, beautiful dining kitchen, sitting room, five bedrooms, three bathrooms, courtyard garden, raised roof terrace, garage and drive with parking.

A stunning home which must be seen to be appreciated.







### Accommodation summary

Upon entering, the hall has slate flooring, feature brickworks to each side and access to the cloakroom/WC.

The superb dining kitchen has tiled flooring, ample work space, integrated fridge/freezer, dishwasher and Leisure oven, space for a table to seat eight guests, a window to the rear and a window and door to the front.

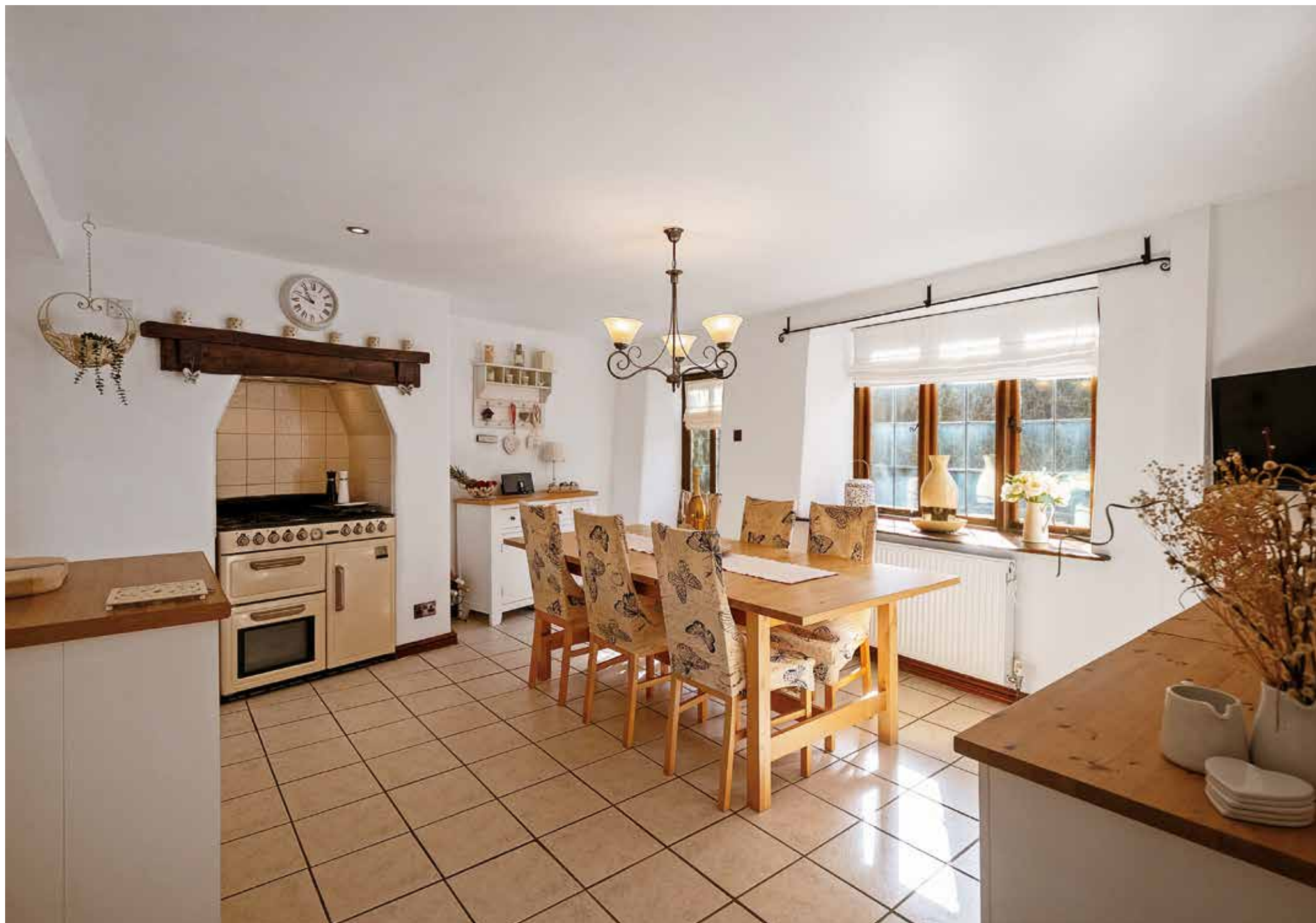
One of the most wonderful features of this home is without doubt the sitting room which is full of character features to include slate floor, exposed beams and an open fire in an inglenook fireplace.

There is a useful storage cupboard and a window to the front with window seat whilst the rear lobby has a door to the rear elevation and stairs which rise to the first floor.

---













# Seller Insight

“Nestled on a tranquil bank above the village road, this charming 17th-century country cottage offers a lifestyle of timeless elegance and historical allure. For the past 15 years, its current owners have savoured every moment within its stone walls, embodying a deep appreciation for its rich heritage and unique position. The allure of living amidst such historical significance was initially what drew them in—a dream fulfilled of becoming part of the village's enduring story.

Stepping inside, one is greeted by a blend of 21st-century comfort seamlessly intertwined with centuries-old charm. From the inviting stone floors to the characteristic beams and cosy window seats, each detail speaks of a home cherished and carefully maintained. The heart of this abode lies in its warm sitting room, where evenings by the roaring open fire in the inglenook fireplace are cherished, and the kitchen dining room, a hub for lively gatherings with friends.

Beyond its walls, this residence boasts more than just picturesque views; it offers a lifestyle. Whether enjoying sunsets over the Cherwell Valley from the roof terrace or admiring the historic homes lining the street, every angle exudes a sense of peace and contentment. The dual outdoor spaces, bathed in sunlight, serve as perfect settings for alfresco dining and entertaining—a testament to the seamless blend of indoor-outdoor living.

Reflecting on their time here, the owners fondly recall the intimate stories and gatherings that have filled these spaces with laughter and warmth. From street parties to quiet moments in the garden, every memory speaks of a community united by shared values and a deep-rooted sense of belonging. The village itself, with its vibrant social calendar and friendly neighbourhood dynamics, offers a sanctuary where one can choose between quiet serenity and active engagement without compromise.

As the owners prepare to part ways with this beloved home, they find themselves reminiscing about the countless joys it has brought into their lives. From the serene morning light filtering through double-aspect windows to the lively community events that define village life, each element has left an indelible mark. Yet, what they will miss most transcends the physical—it is the sense of connection to a place steeped in history, where every stone tells a story, and every sunrise promises a new chapter.

For those who seek more than just a house but a haven—a place where tranquillity, community, and timeless charm converge—this country cottage awaits. Let its rich history and serene surroundings become the backdrop to your next chapter, where the essence of village life and the comforts of home intertwine effortlessly. Embrace the opportunity to write your own story within these storied walls, where every day brings a new appreciation for the simple pleasures of life.\*

\* 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 feature bedroom has a window to the front and an archway which provides access to the en-suite shower room.

The guest bedroom has wood flooring, a feature fireplace, windows to two elevations and a door which leads to a superb raised roof terrace which is ideal for enjoying drinks with friends whilst absorbing wonderful countryside views.

There is another bedroom which is a good sized single, used as a study, whilst completing the first floor accommodation is the family bathroom.

### Second Floor

The second floor landing has a window to the rear, exposed beams and a useful storage area.

Access is provided to two further bedrooms, both having beams, and both serviced by the guest shower room, creating an excellent opportunity to create a large teenage suite.



















## Outside

In addition to the roof terrace, there is an attractive courtyard garden to the rear which enjoys a good degree of privacy and is another excellent area for enjoying social get-togethers.

Also benefiting from a large garage with a drive and parking, this superb home must be viewed to be appreciated.







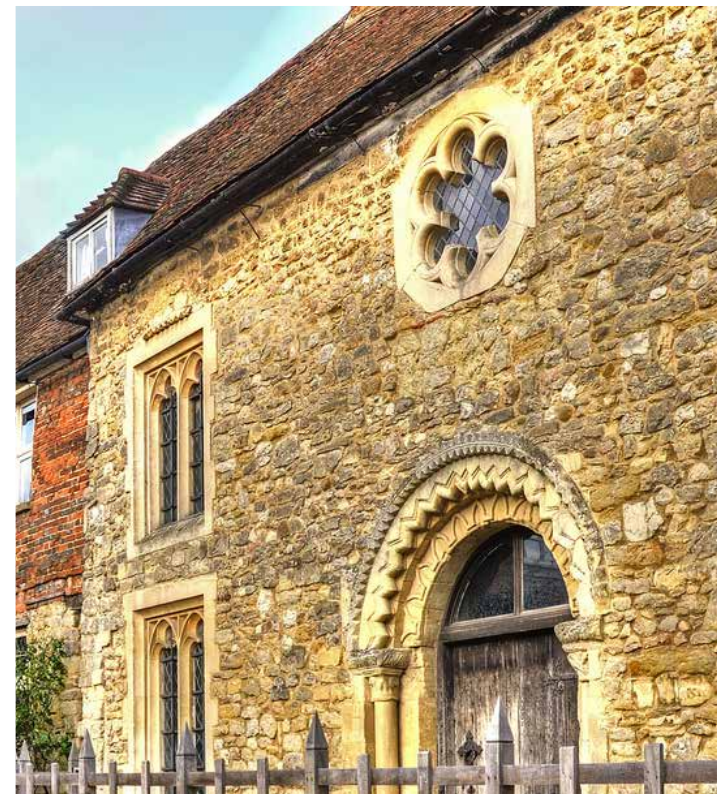




# LOCATION

Aynho is situated around six miles South-East 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 - Mains water and sewerage, gas 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. FTTH (Fiber-to-the-Home) and FTTP (Fiber-to-the-Premises) broadband internet delivery type.

Tenure - Freehold

Special Note - The property is subject to a Chancel repair liability. For further information please speak to the agent.

**Local Authority:** South Northamptonshire

**Council Tax Band:** E

### Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on Tel Number 07736 937633

### Website

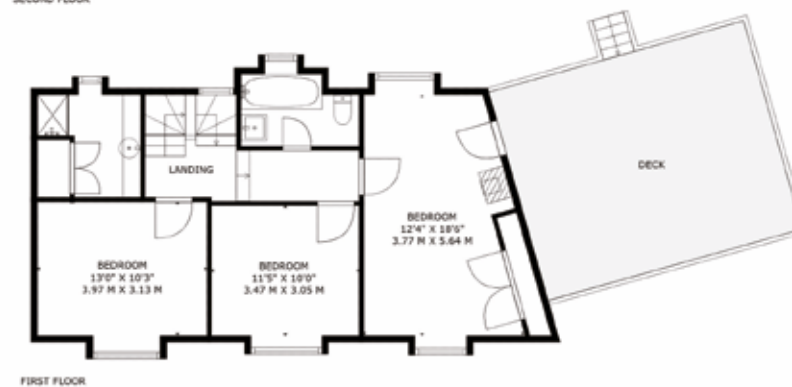
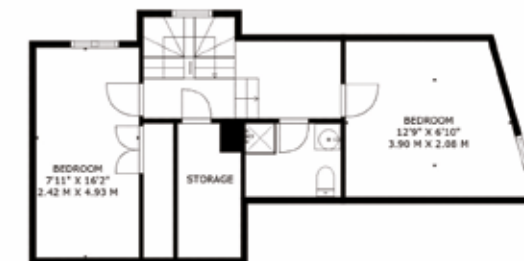
For more information visit F&C Microsite Address - <https://www.fineandcountry.co.uk/banbury-and-buckingham-estate-agents>

### Opening Hours

Monday to Friday	9am-6pm
Saturday	9am-5pm
Sunday	By appointment only

*Offers over* £700,000





GROSS INTERNAL AREA: 1748 sq ft, 164 m<sup>2</sup>

LOW CEILINGS: 202 sq ft, 19 m<sup>2</sup>

GARAGE: 379 sq ft, 35 m<sup>2</sup>

**OVERALL TOTALS: 2329 sq ft, 218 m<sup>2</sup>**

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



**Property Redress**

tsi  
APPROVED CODE  
TRADINGSTANDARDS.UK

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

**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

