



17 Portway Gardens
Aynho, OX17 3AR



ROUND & JACKSON
ESTATE AGENTS





A rare opportunity to purchase a substantial, stone-built detached family home which is located within a very pleasant cul-de-sac in the popular village of Aynho, with open countryside on the doorstep.

The property

17 Portway Gardens, Aynho is a large, stone-built detached family home which was constructed by the very sought after local builder Mobley. The property sits on a nice size plot within this very sought after cul-de-sac just off of the Charlton Road with open countryside on the door step. The property has a double garage, a large driveway and there are well established gardens surrounding. The living accommodation is arranged over two floors and is well laid out. On the ground floor there is a welcoming hallway, sitting room, study, kitchen/breakfast room, large dining room, W.C, utility room and a lovely glazed sunroom. On the first floor there is a spacious landing, a family bathroom and four double bedrooms with two en-suites. Outside there is a double garage and beautiful, well stocked lawned gardens which offer a great deal of privacy. We have prepared a floor plan to show the room sizes and layout, some of the main features include:

Entrance Hallway

A spacious hallway with stairs rising to the first floor and doors leading to all ground floor rooms.

Sitting Room

A very spacious, bright and airy room with an open fire place and a marble surround. There is a very large window to the front aspect and a double doors leading into the garden.

Study

A good size study which could be used as a bedroom if required, with a window to the front aspect.

Dining Room

A very large room which forms part of a side extension with good quality wooden flooring, exposed beams and exposed stone walls. There are two windows with views over the gardens, offering a very pleasant outlook.

Kitchen/Breakfast Room

The kitchen is fitted with high-quality shaker style cabinets with granite worktops over. There are windows to the side and rear aspects as well as double doors leading into the garden. There is tiled flooring throughout and an inset electric oven, electric four-ring hob, extractor hood over and an integrated dishwasher. There is plenty of space for a dining table and chairs. The kitchen could be reconfigured and knocked through into the dining room, subject to the necessary planning permissions.

W.C

Fitted with a white suite comprising of a toilet and wash basin with tiled splash backs and a window to the rear aspect.

Utility Room

Fitted with a range of cupboards with space and plumbing for a washing machine. There is an inset sink, attractive tiled splash backs and there is a door leading into the garage and also a door leading into the sunroom.

Sunroom

A beautiful sunroom with views overlooking the garden. There are high-quality bi-folding doors fitted and there is tiled flooring throughout.

First Floor Landing

A spacious landing with a cupboard housing the hot water tank and fitted shelving. There is access to the roof space, a window to the side aspect and doors to all the first floor accommodation.

Bedroom One

A impressive and very spacious double bedroom with a large window to the front aspect, and built-in wardrobes. There is a large en-suite bathroom which is fitted with a white suite comprising of a panelled bath, toilet, wash basin and a corner shower. There are tiled splash backs and there is tiled flooring throughout along with a window overlooking the rear garden.



Bedroom Two

A large double bedroom with a built-in wardrobe and a window to the side aspect. There is a door leading into the modern en-suite which is fitted with a white suite comprising of a toilet, wash basin, shower and there are tiled splash backs. Window to the side aspect.

Bedroom Three

A very good size double bedroom with fitted wardrobes and there is a window overlooking the rear garden.

Bedroom Four

A good size double bedroom with a fitted wardrobe and a window to the side aspect.

Family Bathroom

A good size bathroom which is fitted with a white suite comprising a corner bath, toilet and a wash basin. There are attractive tiled splash backs, tiled flooring and there is a window to the rear aspect.

Garage

A double garage with an up-and-over door to the front aspect and driveway and there is a personal door leading into the utility room. There is a useful bench fitted and there is a wall mounted gas fired boiler for the central heating and hot water systems.

Outside

To the rear of the property there is a large lawned garden with a very private paved patio to the side of the property with pretty box hedging, established trees, shrubs and planted borders along with gated access to the front garden. There is a pond located next to the patio area which forms part of a lovely water feature, and waterfall which cascades across the lawn. To the far side of the property there is another paved area with gated access to the front of the property. This area offers a good amount of storage space. To the front of the property there is a very large lawned garden with established trees, bushes and shrubs along with a graveled driveway which provides parking for three vehicles. There is a side gate in the garden which provides access to Portway, from here you can access the 7 acre sports and recreation field ideal for children.

Situation

Aynho is a small, well located village offering lots of clubs and activities including The White Rooms Medi Spa at Aynho Park, photography, history and a walking group. There is a Village Hall, recreation field and children's playground and many countryside walks can be found in and around the area. A wider range of amenities, including train station and M40 junction 11, can be found in the neighbouring town of Banbury.

Directions

From Banbury Town centre proceed in a southerly direction on the Oxford Road and continue for roughly 2 miles until Twyford is reached. Continue for another 1/4 mile until you reach the traffic lights and then turn left onto the Aynho Road. When entering the village take the turning on your left into Charlton Road, continue along this road where you will see a turning on your right into Portway. Continue along this road for around 500 yards where you will find a turning on your right into Portway. Take the first right into Portway Gardens where Number 17 will be found immediately on your right hand side.

Services

All mains services connected. The gas fired boiler is located in the Garage.

Local Authority

South Northamptonshire Council. Tax Band F.

Viewings

Strictly by prior arrangement with Round & Jackson.

Tenure

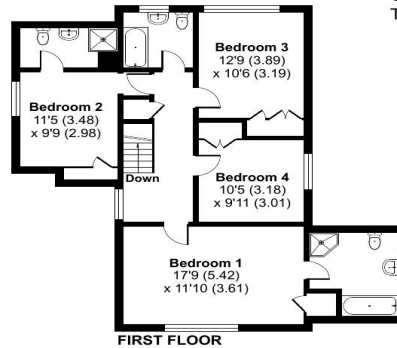
A freehold property.

Guide Price: **£750,000**

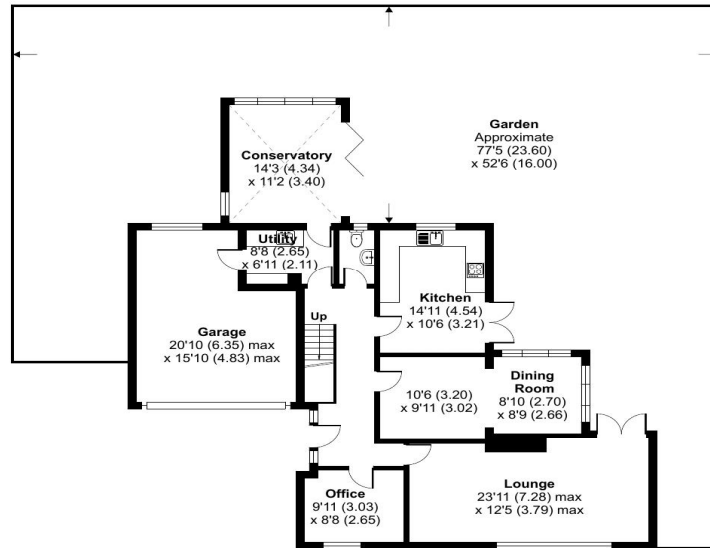


Portway Gardens, Aynho, Banbury, OX17

Approximate Area = 2130 sq ft / 197.8 sq m
Garage = 289 sq ft / 26.8 sq m
Total = 2419 sq ft / 224.6 sq m
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nêchecom 2025. Produced for Round & Jackson Estate Agents. REF: 1291146



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	76 C
39-54	E		
21-38	F		
1-20	G		

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