



4 School End
Aynho, OX17 3BS



ROUND & JACKSON
ESTATE AGENTS





A very well presented, stone-built, two bedroom house which forms part of a Victorian school conversion completed in the 1980's. Located in a quiet cul-de-sac in the popular village of Aynho close to local schooling and amenities.

The property

4 School End, Aynho is a very pleasant property which forms part of a Victorian school conversion. The conversion was completed in the 1980s, to a high standard throughout. The property is at the end of quiet cul-de-sac at the heart of this popular village and benefits from having a small front garden and two allocated parking spaces to the rear. The living accommodation is arranged over two floors and is well laid out. On the ground floor there is a hallway, sitting room, kitchen and on the first floor there is landing area leading to two bedrooms and a family bathroom. To the rear of the property there is a pathway which leads to the parking area and there is bin storage at the rear of the property. There is no rear garden with this property. The property comes to market with no onward chain. We have prepared a floor plan to show the room sizes and layout, some of the main features include:

Entrance Hallway

There is a door leading into the sitting room and terracotta tiled flooring throughout and there is plenty of space for coats and shoes.

Sitting Room

A good size sitting room with two windows to the front aspect and stairs rising to the first floor. There is plenty of space for furniture and there is also room for a small table and chairs.

Kitchen

Fitted with a shaker style kitchen with wooden worktops and there is attractive panelling to the walls. There is an inset one-and-a-half bowl sink and drainer, a cooker and hob which will remain as part of the sale. There is space and plumbing for a washing machine and also space beneath the worktops for a free standing fridge and freezer. There is a window and door to the rear aspect and tiled flooring throughout.

First Floor Landing

There are doors leading to all first floor rooms and there is a loft hatch to the roof space which is partly boarded with lighting and ladder fitted.

Bedroom One

A large double bedroom with a window to the front aspect and a fitted wardrobe with shelving.

Bedroom Two

A good size single bedroom with a large Velux style window to the rear aspect and there is also a built-in cupboard housing the hot water tank.

Bathroom

Fitted with a white suite comprising of a corner bath, with electric shower over and also a hand held attachment, a toilet and a wash basin. There is attractive white tiled splash backs and wooden flooring throughout.

Outside

To the front of the property there is a lawned garden with established plant beds and to the rear there is pathway which leads to a communal parking area which leads to two allocated parking spaces for the property. There isn't a rear garden with the property.



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, take the first right into Butts Close, continue along there and take the second right into School End where the property will be seen ahead of you.



Services

All mains services connected with the exception of gas. Electric heating throughout.

Local Authority

South Northamptonshire Council. Tax Band B.

Viewings

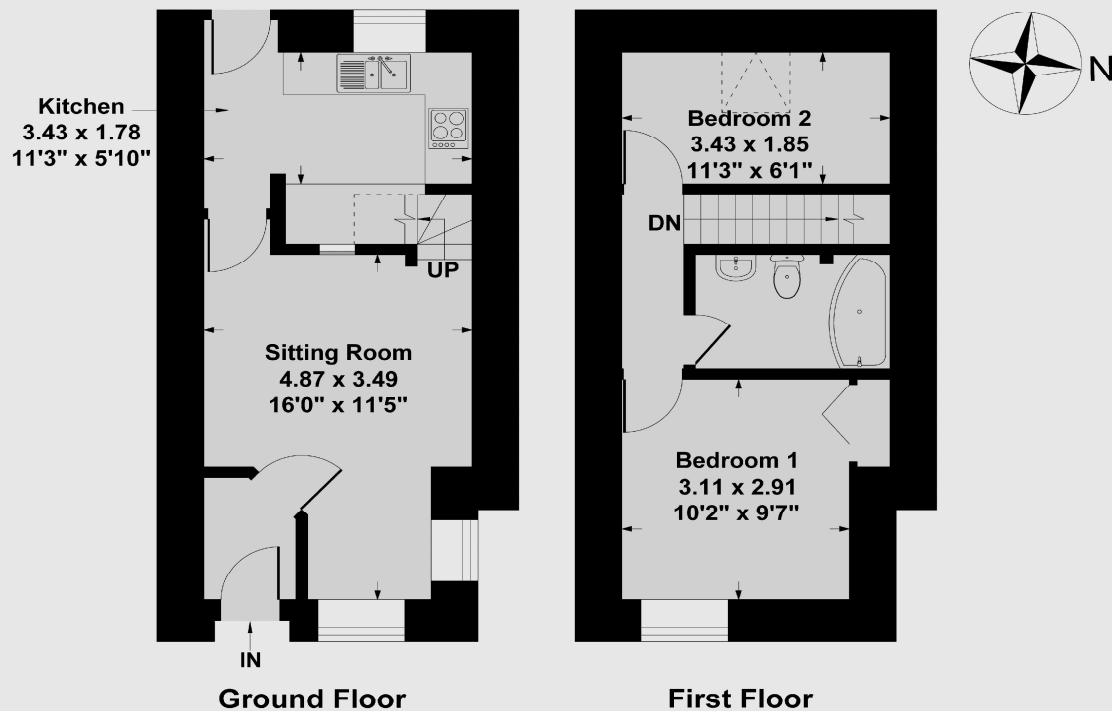
Strictly by prior arrangement with Round & Jackson.

Tenure

A freehold property.

Guide Price: £270,000





Ground Floor Approx Area = 25.93 sq m / 279 sq ft
First Floor Approx Area = 26.01 sq m / 280 sq ft
Total Area = 51.94 sq m / 559 sq ft

Measurements are approximate, not to scale,
 illustration is for identification purposes only.



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

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