









6, Roundtown, Aynho, OX17 3BG

Offers Over £490,000

**One of the oldest cottages in the area, exceptionally well preserved with many original features. This is a chance to be the custodian of something really special.**

A beautiful, historically significant cottage dating to the Tudor period (late 15th century). Huge charm, wonderful detailing inc stone stairs, beams, even the village bread oven - but above all a warm & comfy home. 3 well-proportioned bedrooms, living & dining rooms, stone outbuilding. Grade 2\* listed.

Located at the boundaries of beautiful Oxfordshire and historic Northamptonshire, Aynho (Aienho in medieval times) exhibits evidence of various settlements ranging back to the Iron Age. By the 17th century it was a thriving and popular village. Richard Cartwright, the wealthy son of a Cheshire squire, purchased Aynho park in the early part of the century and established a dynasty that was to last 300 years, including creating the beautiful deer park which continues today. The village expanded significantly in the latter 20th century and today it's a vibrant and exciting place to live with active societies ranging from photography and allotments to music, WI and history. Its position is ideal for many people as it's so easily accessible, with Bicester and Brackley a short drive, plus Oxford, Northampton, Birmingham and London are all commutable via excellent road and rail links.

In the late 15th century, Henry VII's reform of the wool trade enabled smallholding farmers to afford to build durable stone dwellings. Somewhere around that period, three houses were built ranged around a well (which this house retains), with this house probably being originally two of those three, as evidenced by differing roof and floor heights. It has evolved and changed for many needs and uses over the centuries - at one time the village bakery, at another very likely the house of an important member of the Aynhoe Park estate (hence the rare chamfered and carved beams) - and yet it has retained so much of its original fabric, which is incredibly rare. Those centuries of history culminate today in a house filled with the warmth of hundreds of years of caring for successive owners, being central to their enjoyment of life. Our owners view themselves as the lucky custodians of a valuable part of our history, to pass on to the next lucky owners with pride.

The cottage sits well back from the road and its neighbours (which it predates by about 200 years), behind an elegant chain and post fence demarcating the boundary. The lawn and cobbled path frame a facade that exhibits all the charm of a period cottage. Leaded casement windows and a pretty porch punctuate a traditional stone frontage, which is very appealing.





Once inside, the age and character is instantly apparent. Slender joists over the vaulted porch are replaced by thick, rough cut beams as you enter the older part. There's plenty of light from the two porch windows, and the hall is wide enough for a key table, chair, boot rack etc if desired. An elegant slate floor leads to doors left and right.

The traditional ledge door opens into a quite charming living room. Chamfered beams hundreds of years old and well preserved cross the high ceiling above. A pretty window seat to the front offers a spot to watch the world go by, above which the oak lintel still retains the marks of its original craftsman. The same is true of the fireplace lintel, deep set into a stone reveal which frames a fireplace fitted with a handmade hood. This room is both exquisite and practical, with useful proportions plus great natural light afforded by that front window.

To the rear, your first glimpse of the rear garden comes via a leaded glass door at the end of a lobby that connects to the patio. This also offers useful storage behind a pair of doors to the right. From the living room a further ledge door opens to the rear hall. More ancient timbers cross the ceiling. Tudor flagstones display the patina of hundreds of years' service. A small recess may once have been a window. The remains of the baker's bread oven are still retained. A high-level leaded window connects through to the dining room. But all this pales in comparison with the stone stairs that curve and rise away to your left. More of this later... Quite apart from its wonderful features, the hall also performs the practical purpose of linking all the downstairs rooms, ensuring an easy flow.

The dining room shares much of the spirit of the living room. In addition, the various recesses to the right hand side are the remains of a window reveal and the doorway (the latter now a marvellous drinks cabinet!), proving that this house predates its neighbours. As per the living room, historic chamfered beams abound. Another stone fireplace sits in the hallway wall, and another window complete with seat overlooks the front garden. They can be few more elegant places to dine.

The final downstairs room is the kitchen, conveniently placed immediately next door. A good range of units has been fitted around three sides, and intelligent use has been made of another redundant recess, which contains the microwave! Do note this kitchen is a later extension, merely 16th century...

Heading to the first floor via these stone stairs within their curved turret is an experience reminiscent of many period dramas. More features of the cottage's evolution are apparent; a floor joist peeps out over the door, another redundant window recess is a perfect spot for an ornament or two. And another leaded window floods the stairs with welcome natural light, also offering a glimpse of the garden and village behind.

At the top, the landing leads to rooms either side, with a timber staircase continuing up to the top floor. Take a right and the first of the three bedrooms is a joy. The proportions are really rather generous; a grand double bed could occupy the space with ease while leaving masses of room for all manner of chests, dressing tables and the like. Wall and timber beams, a cruck tie-beam (part of the frame of the house and roof) plus a wide plank elm floor cannot fail to charm. It's also practical, with ample storage behind a discreet curtain to one side and a wonderful, original door to the other. And as you might expect, the window to the front also contains another seat, from which the elevated view across to other properties is very alluring.

Across the landing, the smallest bedroom is an ample double, currently set up as a fine music room. The substantial timber to the right of the window is another cruck blade, and this plus the wall and ceiling timbers give the room a similar warmth and character to next door. Serving both rooms, the shower room is immaculately fitted with a timeless suite and tiled floor.









Heading to the top floor, timber stair treads lead past more cruck timber and thick purlins to a rather different bedroom experience. Vaulted right up to the spine beam and framed by thick timber purlins as well as the frame, it is a grand space with a sense of occasion. There is significant living space here, with plenty of room for all manner of chests, cupboards etc quite apart from a large bedroom suite.

This bedroom also has a trick up at sleeve. Next door, the en-suite is particularly roomy, so much so it can double as bathroom and dressing room with ease. An elevated bath, bidet, toilet and sink are fitted, leaving ample room for seating or a dressing table. There are very few bathrooms of any type we see that are framed by 500 year-old timbers. A bath in this space must be rather a special experience.

The elegance of the interior is appropriately matched by the outside space. From the afore-mentioned rear lobby, the door opens to a private patio, perfectly placed for a peaceful summer lunch, or a good book with a favourite glass of something. Thoughtful landscaping has resulted in various different areas around the garden designed to achieve different things. To the far left, a raised timber deck provides a sunny spot throughout the summer. The opposite corner is occupied by a substantial stone outbuilding, complete with leaded glass door and windows to match the house. With mains power connected, it could be ideal for home working, or storage, as desired.

Mainly laid to gravel for ease of maintenance, the garden is currently festooned with a myriad of potted plants which provide a delightful and colourful visual treat throughout the year. And rather delightfully, the garden centres around the original well. Note the pedestrian gate can provide access when needed from the road to the garden.



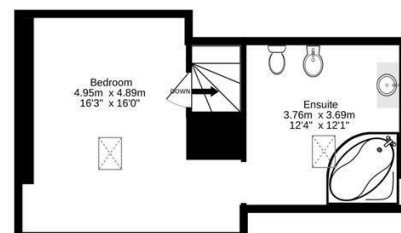
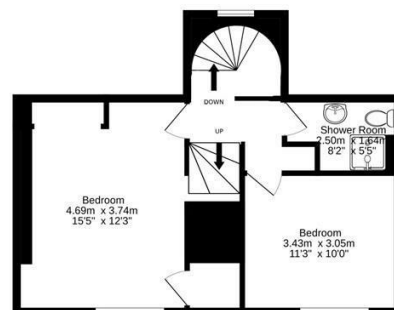
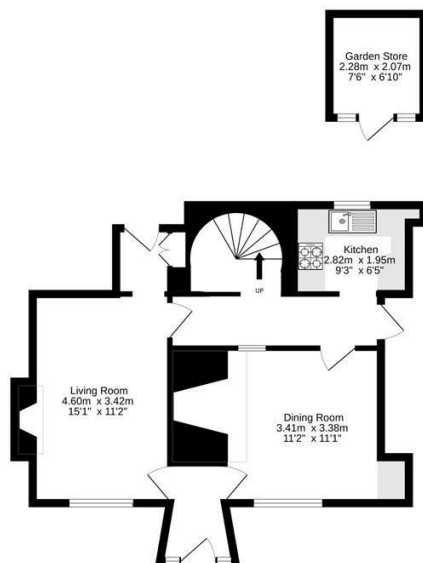




Ground Floor  
48.4 sq.m. (521 sq.ft.) approx.

1st Floor  
39.4 sq.m. (424 sq.ft.) approx.

2nd Floor  
34.5 sq.m. (372 sq.ft.) approx.



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TOTAL FLOOR AREA : 122.3 sq.m. (1316 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |

England & Wales

EU Directive  
2002/91/EC



Mains water, electricity, gas CH  
South Northants DC  
Council Tax band E  
£2,883.87 p.a. 2025/26  
Freehold

- A rare & special house
- 3 bedrooms (1 is vaulted)
- Stone outbuilding/office
- Filled with character
- Beam-framed living & dining rooms
- Beautifully landscaped garden
- Surprising space & light
- Bathrooms on 1st & 2nd floors
- Popular & pretty village

#### Important Notice

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