



Catton House  
10 The Square | Aynho | Banbury | Oxfordshire | OX17 3BL

 FINE & COUNTRY

# CATTON HOUSE

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An exquisite Georgian home which is offered for sale with NO UPWARD CHAIN and benefits from being meticulously improved throughout to offer a wonderful home of grandeur.

Catton House comprises a grand entrance hall, outstanding kitchen with dining area, two reception rooms, cellar, five large bedrooms, two bathrooms and stunning gardens.

Enjoying privacy behind electric security gates, there is parking for around eight cars.

A masterpiece of a home which must be viewed to be believed.



## Ground Floor

Upon entering, the hall is a very grand area with oak panelling, a feature fireplace and original flagstone flooring.

Stairs rise to the upper levels and access is provided to a useful two chamber cellar.

The outstanding kitchen is of an excellent size with a wonderful extension which provides space for a dining table to seat around twelve guests.

There are a range of bespoke units and marble counter tops whilst windows provide lovely views over the gardens.

There are two excellent reception rooms, both full of character and both having fireplaces and shutters to the front elevation windows.

Completing the ground floor accommodation is the utility room which provides access to the cloakroom/WC.







# Seller Insight



“Tucked discreetly within the heart of the highly sought-after village of Aynho, this exceptional period home offers an enchanting blend of historic character and refined contemporary living. Purchased in 2023, the property has since undergone an extensive and thoughtful renovation, carried out with a deep respect for its architectural origins while elevating it to meet the expectations of modern luxury. What first drew the owners to the house—its charm, period features, and enviable location—has only been enhanced through careful restoration and design. From the moment you step inside, the house feels immediately welcoming: understatedly elegant, deeply comfortable, and imbued with a warmth that makes it feel like a true home rather than simply a beautiful space. The entrance hall is particularly striking, with restored original flagstone flooring and elegant panelling setting the tone, while five working fireplaces throughout the house provide both character and cosy focal points for everyday living.

The layout is beautifully judged, offering rooms that are generous yet never overwhelming, creating a sense of intimacy and ease. Morning rituals are a joy here, with coffee enjoyed in the light-filled kitchen, while quieter moments are spent reading beside the fireplaces in either of the two reception rooms. Natural light plays a starring role throughout the day: soft morning sun fills the kitchen, bedrooms, and reception spaces, while later in the afternoon a golden glow settles across the gardens and filters back into the house, particularly magical in the summer months. Upstairs, the views from the attic are spectacular, offering far-reaching vistas that further reinforce the home's privileged position.

The renovation has been meticulous and richly detailed. Eighteenth-century reclaimed flooring sourced from a French château, cast iron radiators, bespoke mouldings in the kitchen, stairwell and first-floor hallway, and fully refurbished bathrooms and kitchen all combine to create a home that feels both timeless and quietly luxurious. Modern upgrades such as new electrical installations, lighting, and fittings have been seamlessly integrated, ensuring comfort without compromise. Outside, the gardens are a true sanctuary—private yet not isolated—with the walled garden providing an idyllic setting for summer sunsets and entertaining. The outdoor spaces flow effortlessly from the house, making them ideal for hosting, whether for intimate gatherings or larger occasions.

The lifestyle on offer is as compelling as the home itself. Aynho is known for its friendly, caring community, and the house is perfectly positioned to enjoy both village life and the wider Cotswolds. There are wonderful walks directly from the door, including routes around Aynho Park and towards neighbouring villages such as Souldern and King Sutton, offering breathtaking views and a strong connection to the landscape. Despite its rural charm, the location is exceptionally convenient: outstanding restaurants at Aynho Park are within walking distance, central London and Heathrow Airport are easily accessible, and destinations such as Soho Farmhouse, Estelle Manor, and Daylesford Organic are all a short drive away. Excellent schooling options, both state and private, are well catered for, with bus routes serving highly regarded schools including Charlbury, Tudor Hall, and the Dragon School in Oxford.

For the future owner, there remains exciting potential, such as the possibility of adding an orangery within the walled garden to create a beautiful home office or additional living space. As the owners prepare to leave, they find it impossible to single out just one thing they will miss—everything about the house has made it special, from the light, the gardens, and the sense of peace, to the village, the walks, and the feeling of being completely at home.\*

\* 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

The landing has stairs which rise to the second floor and on this level, three bedrooms can be found.

The feature bedroom is of an excellent size and benefits from an outstanding en-suite whilst the other two bedrooms are serviced by the family bathroom.

### Second Floor:

To the second floor, there are two further double bedrooms and a useful sitting area / study.















## Outside

Catton House stands proudly behind electric security gates where parking can be found for around eight cars.

The gardens are simply wonderful, mainly laid to lawn with mature trees and a feature archway leads to a lovely secret garden.

A wonderful home which must be viewed to be appreciated.

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## LOCATION

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Aynho is a beautiful village situated around five miles from Banbury and Catton House is not only perfectly located for excellent schools and the stunning RH which is a short walk away, but it is also 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

Tenure: Freehold

Council Tax Band: G

Local Authority: West Northamptonshire Council

EPC: E

Property construction: Standard construction – brick and slate tile

Electricity supply: Mains

Water supply: Mains

Drainage & Sewerage: Mains

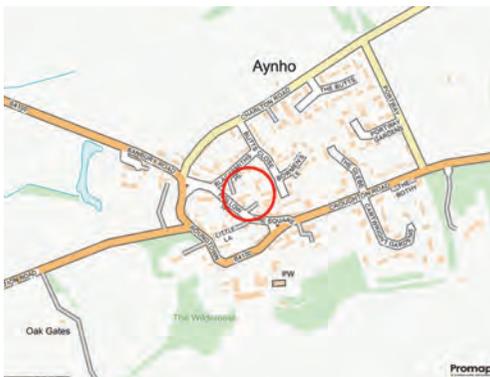
Heating: Gas fired central heating

**Broadband:** FTTH/FTTP Ultrafast broadband connection available. We advise you to check with your provider.)

**Mobile signal/coverage:** 5G mobile signal is available in the area. We advise you to check with your provider.)

**Parking:** Off road parking available for 8 cars

**Special Notes:** Catton House is situated in a conservation area



#### Viewing Arrangements

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

#### Website

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

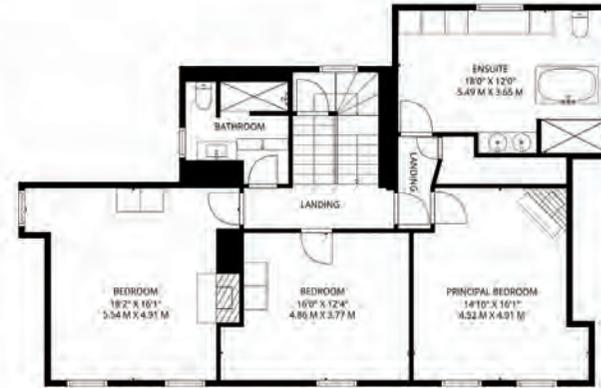
#### Opening Hours

Monday to Friday	9.00 am – 6 pm
Saturday	9.00 am – 5 pm
Sunday	By appointment only

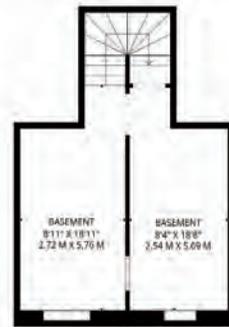
*Offers over* £2,000,000



GROUND FLOOR



FIRST FLOOR



BELOW GROUND

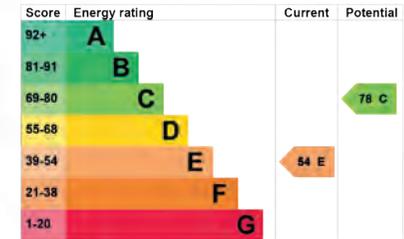


SECOND FLOOR

GROSS INTERNAL AREA: 3066 sq ft, 284 m2  
 LOW CEILINGS: 337 sq ft, 32 m2  
 BASEMENT: 330 sq ft, 31 m2

OVERALL TOTALS: 3733 sq ft, 347 m2

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



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 14.01.2026







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Terry has been in the estate agency industry since 2002 and has a wealth of knowledge in the property sector.

Having left the corporate world to set up his own brand in 2015, Terry built a great reputation with local buyers and sellers. His aim is to deliver the highest levels of service and to make all clients feel valued.

Terry has sold countless properties over the past 10 years which had previously been marketed with other agents - he puts this down to attention to detail and a hunger for success.

YOU CAN FOLLOW TERRY ON



*"Having just purchased my new home through Fine & 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.

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