



Barn End House, 2, Roundtown
Aynho, OX17 3BG



ROUND & JACKSON
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A charming Grade II listed three-bedroom home full of character and original features. The property includes a private courtyard garden, perfect for outdoor enjoyment. A large workshop with a mezzanine floor offers excellent versatility. Located in the popular village of Aynho near Banbury.

The Property

Barn End House, Aynho is a charming Grade II listed stone-built property, full of character and offering versatile living accommodation arranged over two floors, with the added benefit of a fully boarded loft space. Set within the sought-after village of Aynho, this delightful home blends period features with practical modern living. The ground floor comprises a welcoming and spacious hallway, a comfortable sitting room, a separate dining room, and a well-appointed kitchen, along with a convenient ground floor WC. Upstairs, the first floor offers three generously sized double bedrooms and a family bathroom. The property is rich in character, with exposed beams and a wealth of original features throughout. Outside, a private courtyard garden provides an attractive and low-maintenance space for relaxing or entertaining. A particular highlight of Barn End House is the impressive workshop, featuring large barn-style doors for access, a mezzanine floor, and excellent potential for a variety of uses. We have prepared floorplan to show the room sizes and layout, some of the main features include:

Entrance Hallway/Study Area

A spacious and welcoming hallway, currently utilised as a study area, with a window to the front aspect. There is a useful built-in storage cupboard housing the gas-fired boiler, along with doors leading to the cloakroom, sitting room and inner lobby.

Cloakroom/W.C

Fitted with a suite comprising a low-level WC and wash hand basin, complemented by tiled splashbacks.

Inner Lobby

Providing access to the kitchen and dining room, with a useful coat hanging space. Stairs rise to the first floor with additional storage beneath.

Sitting Room

A beautiful and characterful reception room featuring a central stone fireplace with inset log-burning stove. There are exposed beams and stonework, a window to the front aspect, and a door leading through to the kitchen.

Kitchen

Fitted with a range of wooden cabinets with worktops over, incorporating a twin sink unit with tiled splashbacks. There is space and plumbing for a washing machine and tumble dryer, along with space for a cooker and extractor hood.



A Velux roof window and rear aspect window provide natural light, while a stable door leads out to the courtyard garden. A further door gives access to the workshop.

Dining Room

A good-sized room with a window to the side aspect, built-in cupboards, and ample space for a table and chair

Workshop

An impressive and versatile space featuring stone and flagstone flooring, exposed beams and stonework, and a mezzanine level. Large barn-style double doors provide access to the front of the property, along with two front-facing windows. The workshop benefits from power and lighting and houses the oil tank.

First Floor Landing

With doors to all first floor rooms, access to the loft space, and an obscured internal window to Bedroom Three. The loft is fully boarded and accessed via a ladder, with lighting and excellent head height, offering superb additional storage or potential (subject to any necessary consents).

Bedroom One

A spacious double bedroom with a window to the front aspect, fitted wardrobes, and a feature cast iron fireplace.



Bedroom Two

A generous double bedroom with a window to the side aspect.

Bedroom Three

A double bedroom with a window to the front aspect, fitted wardrobes, a feature cast iron fireplace, and a further built-in storage cupboard with shelving.

Family Bathroom

Fitted with a white suite comprising a panel bath with mixer shower over, low-level WC, and wash hand basin, with tiled splashbacks and a window to the rear aspect.

Outside

The property benefits from a paved courtyard garden with planted borders and an outside tap, providing a pleasant and low-maintenance outdoor space. There is also access from the garden to Round Town Road.

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 neighboring 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 follow road for approximately 0.2 miles, Barn End House can be found on your left-hand side.

Services

All mains' services connected with the exception of gas. Oil fired central heating.

Local Authority

South Northamptonshire Council. Tax Band E.

Viewings

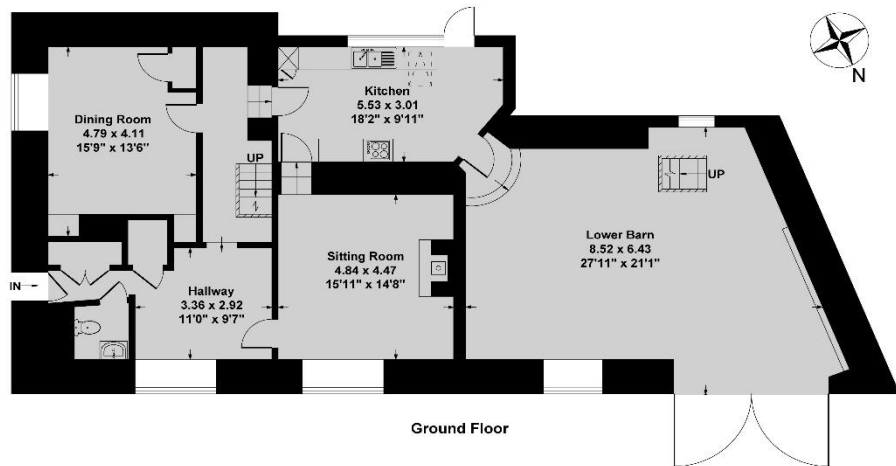
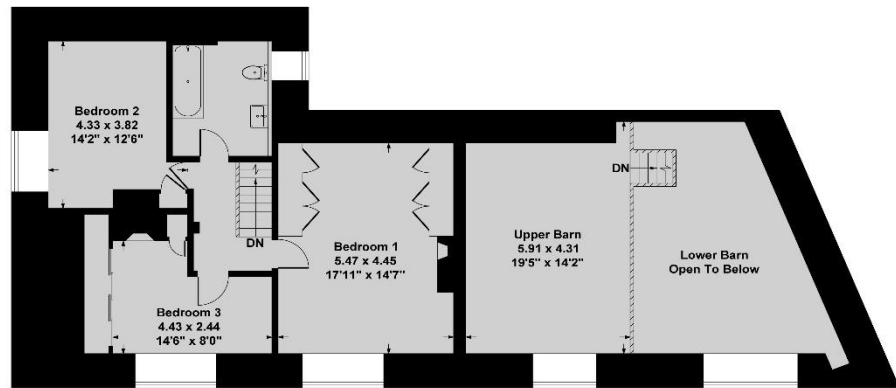
Strictly by prior arrangement with Round & Jackson.

Tenure

A freehold property.

Asking Price: £500,000





Ground Floor Approx Area = 134.46 sq m / 1447 sq ft
 First Floor Approx Area = 116.24 sq m / 1251 sq ft
 Total Area = 250.70 sq m / 2698 sq ft

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

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