



# Pump Cottage

Offers in the region of £395,000  
Aynho, OX17

Pump Cottage is a charming, well maintained stone-built terraced cottage, set within the highly regarded village of Aynho. Full of character and warmth, the property combines attractive period features with a light, practical layout and a particularly lovely rear garden.

- Stone-built cottage
- Exposed beams and period features
- Wood burning stove
- Lovely garden with external electrical supply
- Outdoor patio and seating area
- Useful garden store
- Full gas central heating
- Popular village
- Excellent location for transport links
- Tenure | Freehold



**THE CHERWELL AGENT**  
VILLAGE & COUNTRY HOMES





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The accommodation begins with a welcoming sitting room, where exposed beams and a wood burning stove create a cosy and characterful feel. From here, the space flows into the dining room, a charming room with French doors opening directly onto the patio and garden beyond. To the rear, the fully fitted kitchen is modern, bright and well arranged, providing a clean and contemporary contrast to the cottage's more traditional features.

Upstairs, there are two comfortable double bedrooms, both enjoying a sense of character, along with a well-appointed bathroom. Exposed beams and period detail continue throughout the first floor, adding to the cottage's appeal.

Outside, the rear garden is a real highlight. A pretty patio seating area sits immediately off the dining room, ideal for summer dining, with the garden continuing beyond to a further seating area with electrical point and useful store at the far end.

Pump Cottage is an attractive and characterful village home, offering well-presented accommodation, period charm and a delightful garden in one of the area's most popular villages.

Aynho, an ever-popular village on the Oxfordshire / Northamptonshire border, enjoys a mix of character housing making this pretty village a favourite for people looking to escape the urban lifestyle. The village enjoys close proximity with several surrounding villages all with pubs serving food. The village has an excellent local community, including many groups such as a cricket club, cycling club, toddler group, history society and many more.

The historic Aynhoe Park, a 400 year old estate, is now owned by 'RH England', and allows guests to enjoy a number of high-end eateries, an architectural gallery, tea salon, juice bar and wine lounge. Nearby villages provide a number of nurseries, primary and secondary education options (both state and private), making the area popular with young families.

The nearby stations of King's Sutton, Bicester North and Banbury provide regular links to London Marylebone in under an hour and the M40 allows easy access to the motorway network up and down the country.

- o Tenure: Freehold
- o Local Authority: West Northamptonshire
- o Council Tax Band C
- o Utilities: Mains gas, electric and water





## Pump Cottage, 10 Charlton Road, Aynho OX17 3AD

Approximate Gross Internal Area

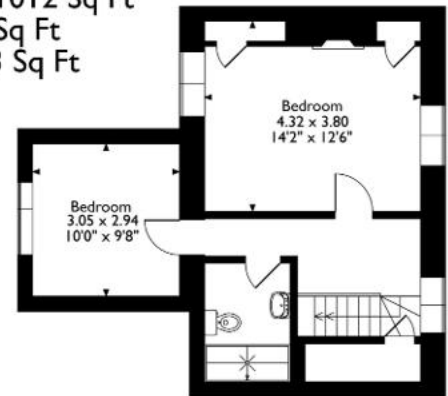
Main House = 94 Sq M/1012 Sq Ft

Store = 1 Sq M/11 Sq Ft

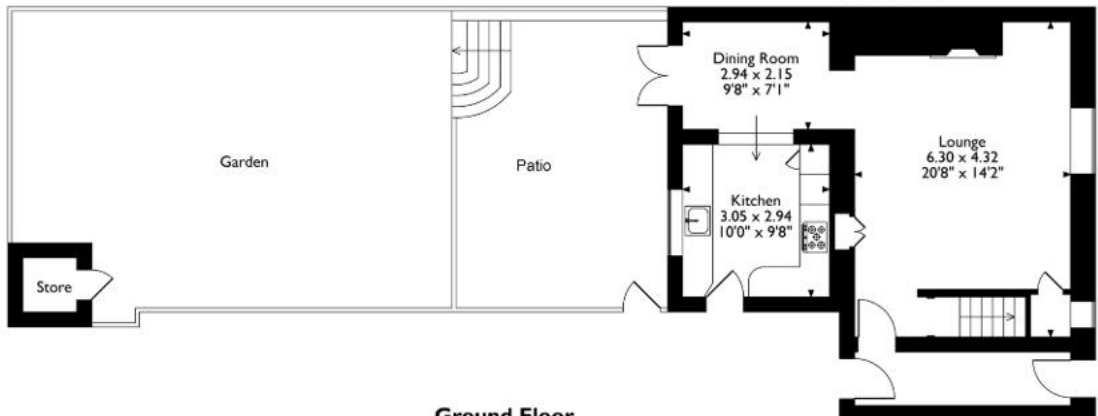
Total = 95 Sq M/1023 Sq Ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		70	79
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



First Floor



Ground Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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