



Malt Kiln House, 6a School Lane, Eydon, Northamptonshire, NN11 3PH

DEBBIE COX
Your personal estate agent **exp** UK

MALT KILN HOUSE
6A SCHOOL LANE
EYDON
NORTHAMPTONSHIRE
NN11 3PH

Guide Price: £860,000

PROPERTY OVERVIEW

This spacious family home offers 2,705 sq ft of versatile accommodation, including four double bedrooms (and potentially a fifth ground floor bedroom or additional reception room) and an impressive open-plan kitchen, dining and living space opening onto the garden. Set within private gardens to three sides, the property also benefits from a beautifully designed annexe currently operating as a highly successful five-star Airbnb, ideal for continued income or as additional living, work, or guest space, potentially providing a sixth double bedroom. Located in the sought-after village of Eydon, this home combines rural charm with excellent transport links and ample off-road parking.

VIEWINGS

Strictly by Appointment. Contact your local EXP Agent, Debbie Cox on 0777 301 7523 or email debbie.cox@exp.uk.com



- Exceptionally versatile and spacious family home offering 2,705 sq ft with versatile living space & four double bedrooms.
- Beautifully designed annexe currently used as a successful Airbnb business with five-star reviews and rated top 10% of Airbnb properties.
- Open plan kitchen/dining/living area with Travertine marble tiles, oak flooring & access to the garden.
- Versatile office/games room with underfloor heating and access to the annexe.
- Practical utility room & cloakroom providing ample storage.
- Master bedroom with dressing room ensuite and ample wardrobe storage.
- Well maintained, private walled gardens to three sides with substantial patio.
- Wonderful village location with a strong community, many clubs and societies, and amenities including a village pub.
- Excellent transport links nearby with Banbury rail station approximately 11 mile distant.

GROUND FLOOR

A spacious entrance hall with travertine marble flooring creating a welcoming first impression, featuring an open balustrade dog-leg staircase to the first floor and a generously sized downstairs cloakroom.

The open-plan kitchen, dining and living area forms the hub of the home, providing a bright and welcoming space for family life and entertaining. French doors open directly onto the garden, while the well-equipped kitchen offers a comprehensive range of appliances to suit everyday living and hosting.

The heart of the home is a bright, dual-aspect living room with windows to three sides, creating a warm and airy atmosphere. A feature multi-fuel burner set on a stone hearth adds character, and the space flows seamlessly into the open-plan kitchen, dining, and living area.

A substantial utility room provides excellent space for laundry tasks and leads through to the family/games room, with additional potential to create access to the annexe.

A versatile office/games room is accessed from the utility room and also provides an additional access to the annexe. Adapted several times by the current owners to suit their growing family, the space would equally suit use as a fifth bedroom, gym, office or playroom, and benefits from underfloor heating.

FIRST FLOOR

The open galleried landing provides access to four double bedrooms and a family bathroom. The master bedroom features a dressing room and en-suite with a walk-in shower, while the family bathroom is elegantly presented and fully equipped with modern fixtures and fittings.





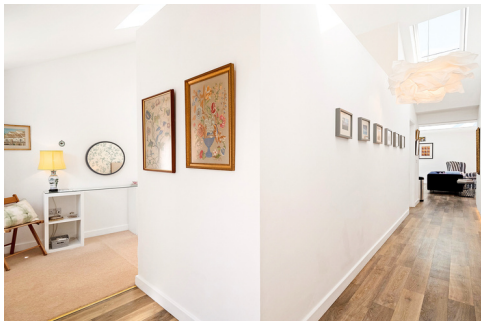


ANNEXE

The self-contained annexe is a superb addition, featuring high vaulted ceilings, underfloor heating, and stylish open-plan living. Previously used as a granny annexe, it is now a highly successful Airbnb with five-star reviews and ranked within the top 5% of Airbnb property listings.

The annexe benefits from its own private front entrance, with additional internal access from the family/games room if required. The impressive open-plan living and kitchen area features a vaulted ceiling with lantern roof light and French doors opening onto a private patio within the garden. A well-equipped kitchen compliments the living and dining space, while the generous bedroom is served by a beautifully appointed bathroom.

The annexe presents an excellent income opportunity, with the potential for the Airbnb account to be included in the sale, subject to further discussion with the owners. (See Agents Note below for further information).



OUTSIDE SPACES

Set back from the main road, Malt Kiln House and Annexe is approached via a stone-pillared entrance and long shared gravel driveway leading to ample private off-road parking. (please ask Agent for further information).

Despite its central village location, the garden enjoys a surprisingly private, enclosed setting within Northamptonshire stone boundary walls. The South-facing garden is ideal to enjoy the sun and features a generous patio area perfect for outdoor entertaining. Predominantly laid to lawn with mature borders and a mature Poplar tree, the garden also includes a gazebo, hammock, and a garden cabin with a covered lounge area.

LOCATION

Eydon is a historic rural village located in the South-West corner of Northamptonshire, set amid gently rolling countryside close to the Oxfordshire and Warwickshire borders. Its status as a Conservation Area helps preserve historic

buildings and rural charm, contributing to its reputation as a desirable and tranquil village community. It maintains a close-knit, active community and benefits from a highly regarded village hall, hosting events and clubs, local interest groups including walking, history, drama, cricket and more. There are seasonal village events and regular community meetings with active Parish council involvement. The village hall, St Nicholas Church, sports field & pavilion and local clubs make Eydon conducive to family life. Oboe Fine Wines and Dodds Manor farm shop offer local produce and speciality items, whilst Mumfords butchers van visits on a weekly basis.

For everyday shopping and additional services (supermarkets, petrol station, coffee shops), nearby villages such as Woodford Halse, Byfield and Culworth are within a short drive. There is not a primary school within Eydon itself and local children typically attend schools in neighbouring villages to include Culworth or Byfield.

The closest secondary school is Chenderit School in Middleton Cheney, approx. 5-6 miles away, and is a well-regarded state secondary school with a broad curriculum and strong academic reputation. Other nearby secondary school options include North Oxfordshire Academy, Futures Institute and Wykham Park Academy, all located in Banbury. Others include Blessed George Napier Catholic School (and Sixth Form) in Banbury and Silverstone UTC – a Technical focus school near Silverstone.

Eydon enjoys good road connections and access to rail services. There is convenient access to neighbouring market towns, including Banbury, Daventry, Brackley & Towcester. The village lies about 8-11 miles North-East of Banbury in Oxfordshire. Banbury railway station is the nearest mainline station and is approximately 10-11 miles away by road and reachable in around 20-25 minutes by car. From Banbury station, there are regular mainline services to London (Marylebone) typically in around an hour, as well as routes to Oxford, Birmingham



and other major centres. Road access is also strong via the nearby M40 motorway (Junction 11), linking quickly to Oxford, London, Birmingham and beyond.

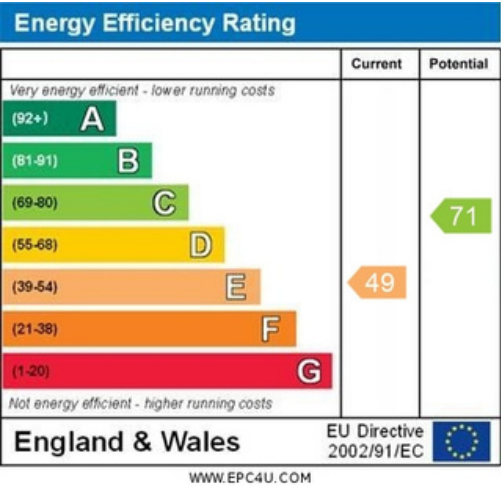
AGENTS NOTE

The Malt Kiln House Airbnb link is <https://www.airbnb.co.uk/rooms/41056004> The vendors have advised us that the sale of the Airbnb account for the Annexe is potentially included within the sale. If you require further information, please contact the Agent.

The two images provided displaying alternative uses for the annexe have been generated using artificial intelligence for visual aid purposes only, and viewers are strongly advised to take all necessary steps to independently verify that it is accurate, appropriate, and adequate for their intended use.

LOCAL AUTHORITY

South Northamptonshire Council.



GROSS INTERNAL AREA: 2705 sq ft, 251 m2

OVERALL TOTALS: 2705 sq ft, 251 m2

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



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Important Information

Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Only fixtures and fittings mentioned in these particulars are included in the sale, all other items are specifically excluded. Photographs and other media are provided for general information and items shown are not included in the sale unless specified in the sale particulars. Where property alterations to the property have been undertaken, buyers should check that relevant permissions have been obtained. None of the fixtures, fittings, services and appliances have been tested by the agent, are not certified or warranted in any way and therefore no guarantee can be given that they are in working order. Floorplans are provided for reference only and measurements are approximate. Purchasers are responsible to make their own enquiries with the appropriate authorities in relation to the location, adequacy and availability of mains water, electricity, gas, drainage and any other services. If you have any particular questions, let us know and we will verify it for you. These particulars do not constitute all or part of a contract. The full EPC report can be located at <https://find-energy-certificate.service.gov.uk/energy-certificate/5952-6523-0000-0995-0206> or contact the agent for a copy in PDF format.

