



# Catton House

Guide Price £1,950,000.  
Aynho, OX17

Catton House is a truly exceptional Georgian village house, occupying a commanding position in The Square, Aynho, one of the most sought-after locations in this highly regarded village.

- Exceptional Georgian village house
- Private setting in the heart of Aynho
- Beautifully refurbished throughout
- Elegant panelled entrance hall
- Two impressive reception rooms
- Superb kitchen/dining room
- Five bedrooms and two bathrooms
- Gated driveway and walled gardens
- Council tax G | EPC E
- Tenure Freehold



THE CHERWELL AGENT  
VILLAGE & COUNTRY HOMES





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Impressive, elegant and beautifully refurbished, the house combines the grace and proportion of classic Georgian architecture with a refined, contemporary finish throughout. Set behind electric gates, the property is approached via a generous front driveway, giving an immediate sense of arrival.

The front door opens into a striking panelled hallway, complete with fireplace, setting the tone for the rest of the house. To one side is a handsome sitting room, generous in scale, with traditional wooden flooring and an open fireplace. On the opposite side is a beautifully presented living room, with two tall sash windows, wooden flooring and a wood burner.

Beyond lies the superb kitchen/dining room, thoughtfully designed and finished to an excellent standard, with marble worktops, an AGA and views over the walled gardens. A utility room sits adjacent, while stairs lead down to a useful double cellar.

The first floor offers three well-proportioned bedrooms, each retaining its own Georgian character and sense of heritage. The principal bedroom is served by a superb adjacent bathroom, featuring a roll-top bath, wooden flooring and a large walk-in shower. The remaining bedrooms on this floor are served by a further beautifully appointed bathroom.

Stairs rise again to the top floor, opening onto a generous study area, with two further double bedrooms positioned either side, one of which enjoys the benefit of a dressing room.

Outside, Catton House sits proudly within splendid west-facing gardens. The outside space is arranged into two distinct areas: the first ideal for entertaining, and the second a wonderfully private walled garden, offering a rare sense of seclusion in the heart of the village. Catton House is one of the finest homes to come to the market within the area: regal, imposing and immaculately presented.

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 two local pubs; The Cartwright Hotel (currently closed) and The Great Western Arms. 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.

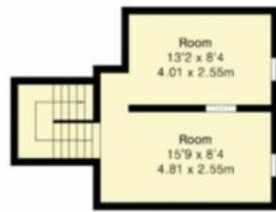
- o Tenure: Freehold
- o Local Authority: West Northamptonshire District Council
- o Council Tax Band: G
- o Utilities: Mains gas, electric, drainage & water



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>		78
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	54	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

**Approximate Gross Internal Area 3547 sq ft - 329 sq m**

Cellar Area 312 sq ft – 29 sq m  
 Ground Floor Area 1275 sq ft – 118 sq m  
 First Floor Area 1124 sq ft – 104 sq m  
 Second Floor Area 836 sq ft – 78 sq m



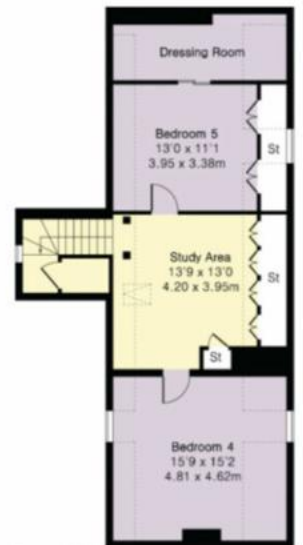
Cellar



Ground Floor



First Floor



Second Floor



The Cherwell Agent hereby gives notice: i) these particulars do not constitute part of an offer or contract; ii) these particulars, pictures and plans are given in good faith and are for guidance only; iii) we have not carried out a structural survey or tested services, appliances or fittings.