



The Square

Guide Price £700,000.
Aynho, OX17

Dating back to 1696 and believed to have originated as the village bakers, this GII Listed wonderful character home occupies one of Aynho's most sought-after positions. Constructed of attractive local stone, the property is rich in charm and history, with the delightful quirk of a traditional red British phone box standing beside the front door.

- Grade II Listed village home dating back to 1696
- Believed to have originated as the village bakers
- Prime position on The Square in sought-after Aynho
- Character features including exposed beams and inglenook fireplace
- Refurbished kitchen/diner in 2021 with garden outlook
- Utility/scullery and both bathrooms recently refurbished
- South west-facing walled garden, garage and gated parking
- Four bedrooms | two/three bathrooms
- Council tax band E
- Tenure Freehold



THE CHERWELL AGENT
VILLAGE & COUNTRY HOMES





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The accommodation is both generous and well presented. An inviting L-shaped entrance hall sets the tone, featuring exposed beams and a tiled floor. The sitting room is particularly impressive, centred around an original inglenook fireplace and enhanced by further exposed timbers.

To the rear, the 18th Century addition houses the open-plan kitchen/dining room, enjoying lovely views over the garden and was stylishly refurbished in 2021, creating a superb everyday living and entertaining space. Adjoining the kitchen is a scullery/utility room, newly refurbished this year.

The first floor offers two bedrooms, one of which benefits from an en suite WC with a stable door opening to views over the rear. Also on this floor is a wonderful family bathroom, completely renewed in 2024 and finished with a beautiful roll-top bath.

On the top floor are two further bedrooms, including a particularly striking principal room with a vaulted ceiling. A shower room, also renewed in 2024, serves this level. The entire central heating system was renewed and relocated to the top floor in 2024.

Outside, the property enjoys a south west-facing walled rear garden, ideal for making the most of the sun. There is also an outbuilding divided into a useful store and a garage, together with off-street parking behind gates to the rear, accessed from the side of the plot.

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: E
- o Utilities: Mains gas, electric, drainage & water

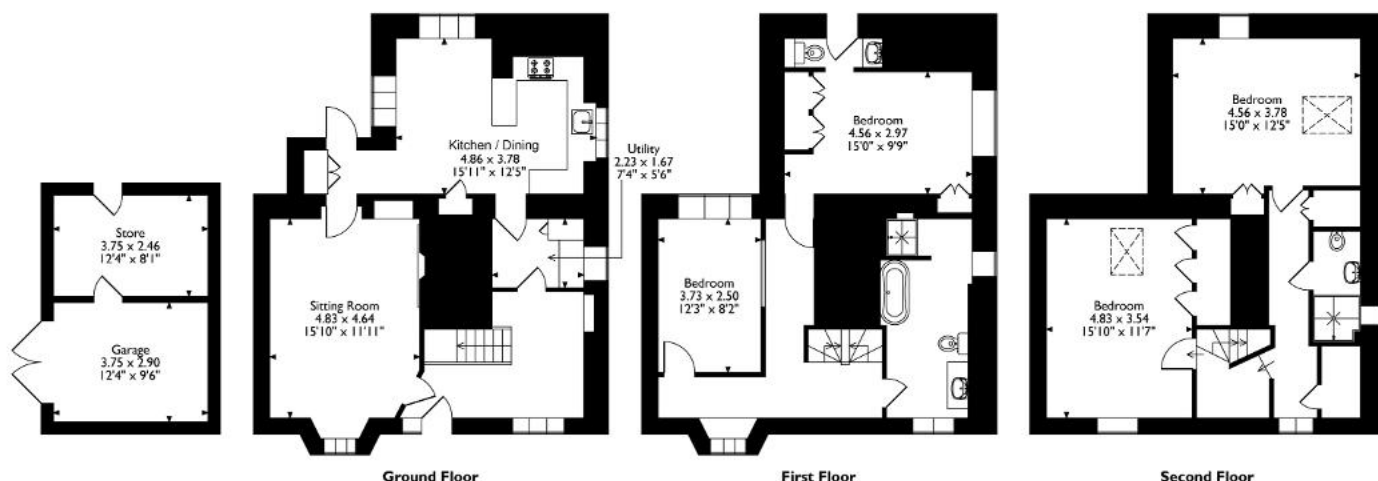


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11 The Square, Aynho, Banbury, Oxfordshire

Approximate Gross Internal Area
 Main House = 176 Sq M/1895 Sq Ft
 Garage/Store = 21 Sq M/226 Sq Ft
 Total = 197 Sq M/2121 Sq Ft



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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