



Buckingham Cottage

£615,000
Aynho OX17

Welcome to Buckingham Cottage, a Grade II Listed detached house, nestled within an elevated and secluded spot in the beautiful village of Aynho. Believed to date back to the 1700s, this property truly is a distinguished character village home.

- No onward chain
- Pre-Application made to the council to create a new driveway
- Dating back to the 1700s
- Approx 2,000 sq ft
- Secluded, elevated position
- Mature front & rear gardens
- Popular, pretty village
- Grade II Listed character home
- Council tax band E
- Tenure Freehold



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Upon entering, every corner seems to tell a story. From the exposed beams, to charming inglenook fireplaces, the living space is filled with a sense of history and charm. The ground floor boasts three separate reception rooms, a spacious kitchen / breakfast room, utility / boot room and a WC. The formal reception is a particular favourite, the perfect room to relax by the wood-burner and the kitchen is a sociable space to cook and entertain guests.

To the first floor, the same sense of history continues throughout the four bedrooms and two bathrooms, allowing plentiful space to support a growing family or house guests on a regular basis.

Stepping outside, the charming front garden offers a secluded and elevated entrance to this beautiful home. The mature rear garden is generous in size; the perfect spot for a refreshment in the summer sun, bbq, or some alfresco dining. The garden overlooks open fields giving a real sense of space and privacy; idyllic surroundings with quintessential countryside appeal.

A pre-application has been made to the council to create a new driveway at the front of the property.

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 and The Great Western Arms (both 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.

*Please note the front garden has rights of way across it - please ask the selling agent for details.

- o Tenure: Freehold
- o Local Authority: West Northamptonshire
- o Council Tax Band: E
- o Utilities: Mains gas, electric, Drainage & water



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Buckingham Cottage, Aynho
 Approximate Gross Internal Area
 Main House = 182 Sq M/1957 Sq Ft
 Store = 5 Sq M/54 Sq Ft
 Total = 187 Sq M/2011 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.

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.