

ST MICHAEL'S HOUSE

AYNHO • OXFORDSHIRE



savills





St Michael's House

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Banbury 6 miles • Bicester 9 miles (London Marylebone 45 minutes) • Chipping Norton 13 miles
Oxford 20 miles • Soho Farmhouse 10 miles
(approximate time and distances)

Georgian Former Rectory

Reception hall • drawing room • dining room • sitting room • study • kitchen/breakfast room
utility room • boot room • cloakrooms • cellars

Principal bedroom with en suite dressing room and bathroom • six further first floor bedrooms
shower room • family bathroom • two attic bedrooms • landing/sitting area • ample loft storage

Extensive landscaped walled gardens

Range of outbuildings including double car port • workshop/stores • stone barn • loggia • greenhouse

Ample off road parking

In all about 1 acre



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Your attention is drawn to the Important Notice on the last page of the text



SITUATION

Aynho is an attractive stone village situated on the border of Oxfordshire and Northamptonshire. Surrounded by rolling countryside with far reaching views over the Cherwell Valley, it is famed for the growing of apricots. The 'Apricot village' can be traced back to Saxon times and has two historic pub/restaurants, a village hall offering a wide variety of community activities and St Michael's Church which dates back to medieval times.

Local shopping can be found in the neighbouring villages of Deddington and Kings Sutton with more extensive facilities in the market towns of Banbury, Bicester, Chipping Norton and Woodstock, with Oxford easily accessible.

There is a good range of schooling in the area; a well-regarded C of E Primary School can be found in the adjacent village of Charlton with secondary schools in Banbury and Brackley. As well as the numerous independent schools in Oxford, local

prep schools include Carrdus (Overthorpe), Winchester House (Brackley), St John's Priory (Banbury), Beachborough (Westbury) and Cothill House (Abingdon). Nearby public schools include Tudor Hall (girls), Radley (boys), Stowe and Bloxham (both co-ed).

Communication links are excellent with the M40 at both J10 (Ardley) and J11 (Banbury) 5 miles and 8 miles respectively providing swift access to the south and north of the country. Train services are from Bicester to London (Marylebone) with journey times from 45 minutes.

Sporting and leisure activities include a sports field with tennis court in the village; golf at Tadmarton; horse racing at Cheltenham, Warwick and Towcester; motor racing at Silverstone; theatres at Stratford-upon-Avon, Chipping Norton and Oxford. Soho Farmhouse, the private members club, and Bicester Village Shopping Centre are both a short distance away.





DESCRIPTION

Formerly the Rectory, St Michael's House is an impressive Grade II Listed house of 17th Century origins which was remodelled in the early 19th Century.

Constructed of limestone under a slate roof, the house stands in a private position beside the church in the heart of the conservation area of the village.

Approached up a cobbled driveway, through a gated entrance, this imposing Georgian property stands proudly on its plot.

The property offers a wealth of original period features including open marble fireplaces with fluted Grecian decoration, shuttered sash windows, part panelling, flagstone, tessellated tile and wooden flooring, six panel internal doors and an elegant staircase.

The current owners have extensively renovated the house to provide modern living amongst its age and charm.





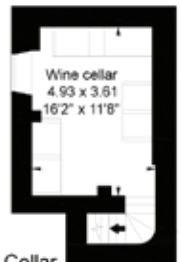




Internally this is a stunning home with the proportions and ceiling heights reflecting its classic architectural heritage. As a result there is a real sense of space and light. Formality sits well besides modern day informality, so, for many, a perfect combination. Of note is a magnificent reception hall providing a real sense of arrival; impressive drawing room; sitting room with log burner for winter evenings; study for working from home; bespoke handmade fitted kitchen and breakfast room for informal entertaining; substantial cellarage; extensive principal and secondary bedrooms, particularly the principal suite enjoying a lovely aspect over the garden towards the church; the attic rooms on the second floor being ideal for teenagers or an au pair.

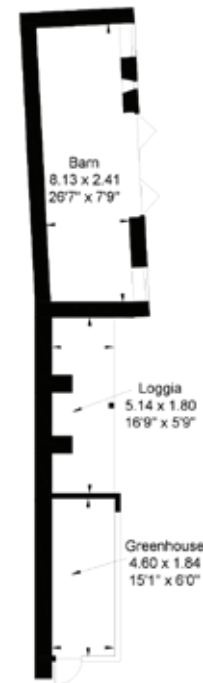


Cellars
(under Kitchen)

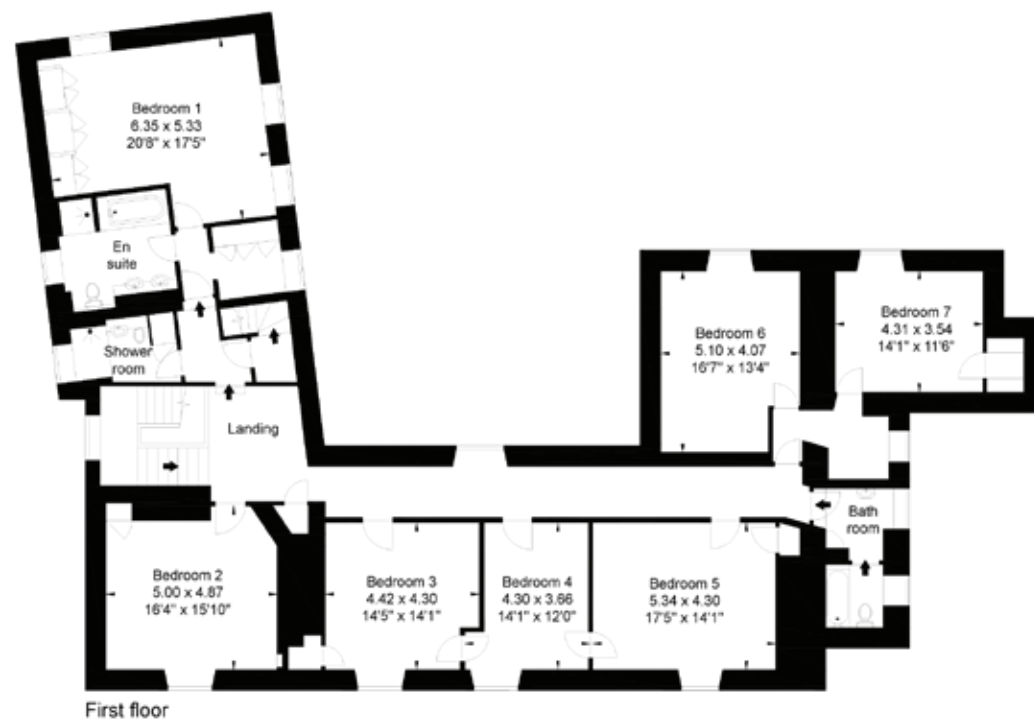


Cellar
(under Sitting room)

Outbuildings
Not shown in
actual location /
orientation



ST MICHAEL'S HOUSE
 Approximate Gross Internal Area:
 Main House: 658 sq.m. / 7,085 sq.ft.
 Loft: 55 sq.m. / 593 sq.ft.
 Outbuildings: 89 sq.m. / 960 sq.ft.
 Total: 802 sq.m. / 8,638 sq.ft.





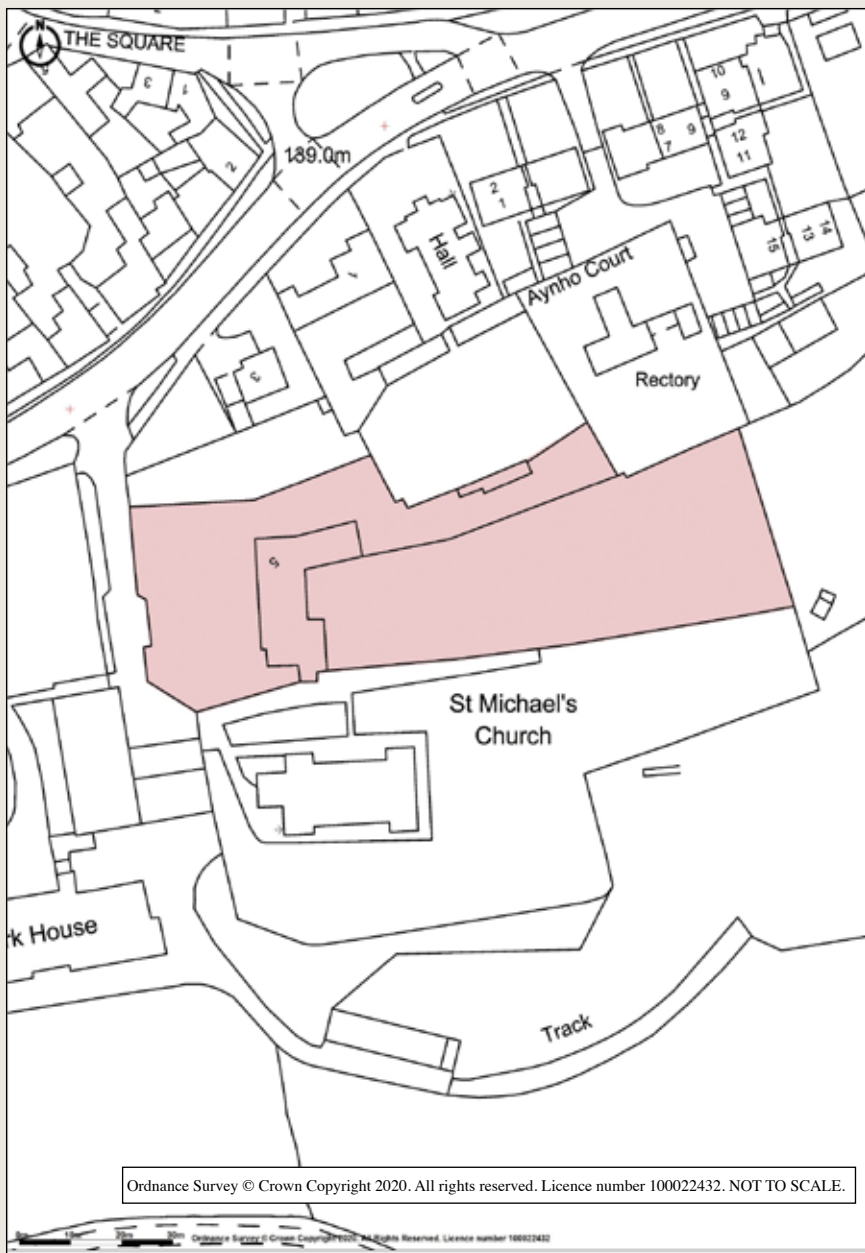


Externally there are extensive landscaped walled gardens predominately to the rear providing a real sense of space and privacy. To the front, lawn, box hedging and topiary flank a gravel driveway and sweep. To the rear, the gardens are laid to lawn with deep borders and flowering beds along with various shrubs and trees including holly, acacia, magnolia grandiflora and copper beech. There is a lovely York stone paved terrace off the kitchen and breakfast room for summer entertaining enjoying a southerly aspect. There is no doubt that the gardens are an important feature providing a fantastic secluded backdrop to this handsome house.

Various outbuildings include a double car port, stone barn, loggia, stone and wooden garden stores and greenhouse.

This is a quintessential former rectory offering all manner of attributes, all within easy commute of London and Oxford, and with access to excellent schooling.





ACCOMMODATION

Please see floor plans

DIRECTIONS (OX17 3BG)

From London/Oxford at M40 (J10) Ardley take the A43 towards Milton Keynes/Northampton. At the fourth roundabout take the first exit onto the B4100 and continue on the road for approximately 4 miles, into the village of Aynho. Having entered the village, turn left towards the church where the entrance gates to St Michael's House can be found on the left.

From Banbury take the A4260 Oxford Road. On approaching Adderbury, at the traffic lights, turn left onto the B4100 Aynho Road. Continue on the road for approximately 3 miles, taking two sharp bends in the village of Aynho. As the road straightens, continue past Aynhoe Park on the right and take the next driveway on the right towards the church where the entrance gates to St Michael's House can be found on the left.

SERVICES

Mains electricity, water and drainage are connected to the property. Gas fired central heating. BT connected. Gigaclear ultrafast full fibre broadband connected.

LOCAL AUTHORITY

South Northamptonshire district council – 01327 322322

COUNCIL TAX BAND

G

TENURE

Freehold

VIEWINGS

By appointment with Savills. Prior to making an appointment to view, Savills strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of Savills' staff who have detailed knowledge of the property.

FIXTURES AND FITTINGS

Those items mentioned in these sale particulars are included in the freehold sale. All other fixtures, fittings and furnishings i.e. carpets, curtains and light fittings, are expressly excluded. Certain such items may be available by separate negotiation. Further information should be obtained from the selling agents.

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