



## Spacious edge of village home

1 Charlton Road, Aynho, Banbury, Oxfordshire OX17 3AL



Period property extended and improved • Edge of village location backing onto paddocks • Attractive landscaped garden • Off road parking and garage • Good communication links

#### Local information

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, as well as Oxford.

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) and Beachborough (Westbury). Nearby public schools include Tudor Hall (girls), Bloxham and Stowe (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 and Warwick; motor racing at Silverstone and theatres at Stratford-upon-Avon, Chipping Norton and Oxford.

Soho Farmhouse, the private members club, and Bicester Village Shopping Centre are both within easy reach.

#### About this property

1 Charlton Road is set in an edge of village location backing onto grass paddocks. Originally a period property that has been extended and improved over the years, the property now provides spacious, well presented family living, with good communication links and access to a range of well-regarded schooling.

The spacious, triple aspect kitchen / breakfast room features a large breakfast bar / island unit, exposed timber beams, walk in pantry, base units with wooden surfaces, ceramic sink, range cooker, integrated appliances.



Accessed via steps down from the hallway, the very generous sitting / dining room offers a flexible space, with large stone fireplace, log burner and doors into the garden and the modern conservatory to the side of the house. The conservatory also has double doors into the garden and a door to the vegetable garden. In addition there is also a separate family room, study and WC.

On the first floor is a dual aspect principal bedroom with en suite shower room and walk in dressing room. Bedroom 2 is also dual aspect with in-built eaves storage and an en suite bathroom. There are then three more bedrooms, two of which are doubles, and a family bathroom.

The attractive landscaped garden is generously proportioned and backs onto adjoining paddock land. It comprises a large lawn, decked seating area, well established trees, flower beds and a raised vegetable garden. The property also benefits from off street parking and a large garage.

**DIRECTIONS (OX17 3AL)**  
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. Continue through the village and take the last turn on the right onto Charlton Road. The property 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. Immediately on entering the village turn left onto Charlton Road. The property can be found on the left.

#### SERVICES

Mains water, electricity, gas and drainage. Gas fired central heating. Fibre broadband subject to the usual transfers.

COUNCIL TAX BAND: F

DISTRICT COUNCIL: South Northamptonshire District Council - 01327 322322

TENURE: FREEHOLD

#### Viewing

Strictly by appointment with Savills





1 Charlton Road, Aynho, Banbury, Oxfordshire OX17 3AL

Gross internal area (approx) 2,444.16 sq ft

Outbuildings 272.32 sq ft

Total 2,716.48 sq ft

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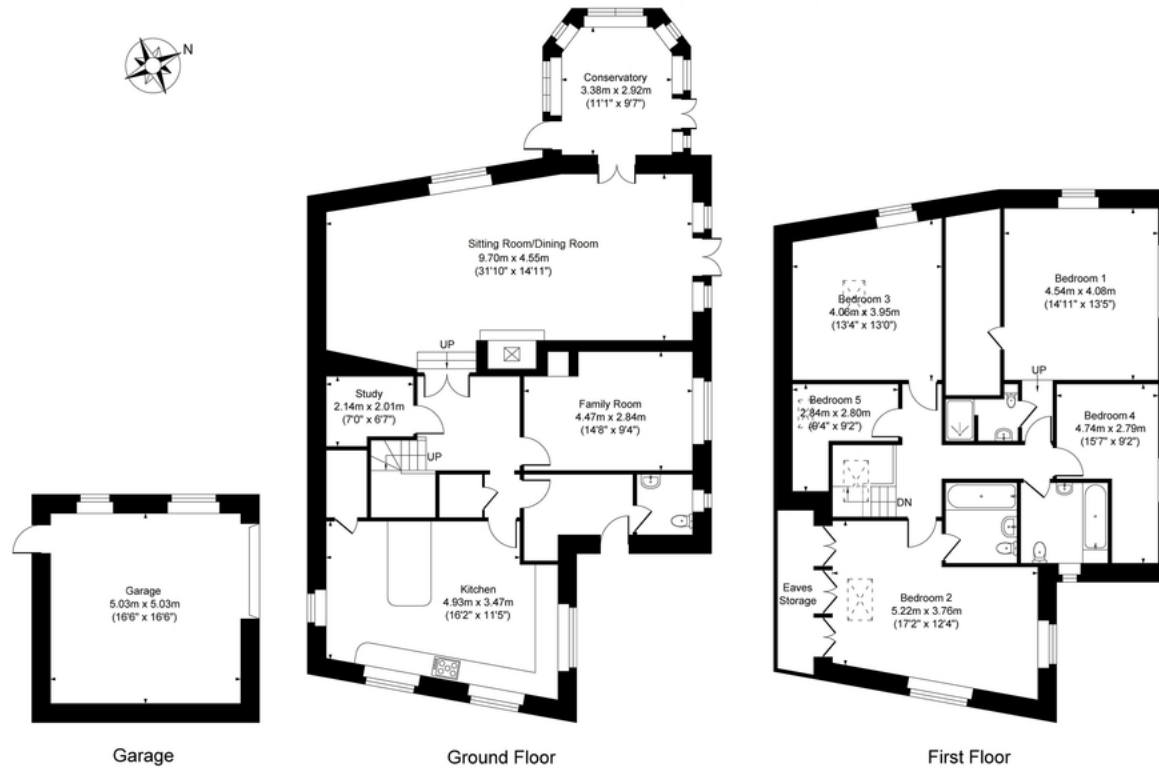
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Main House Approx. Gross Internal Area:- 227.07 sq.m. 2444.16 sq.ft.

Double Garage Approx. Gross Area:- 25.30 sq.m. 272.32 sq.ft.

Total Approx. Gross Area:- 252.37 sq.m. 2716.48 sq.ft.

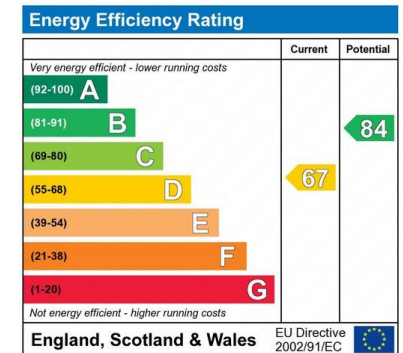


Garage

Ground Floor

First Floor

FOR ILLUSTRATIVE PURPOSES ONLY-NOT TO SCALE  
The position & size of doors, windows, appliances and other features are approximate only.  
□□□ Denotes restricted head height  
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