



Buckingham Cottage
28 Roundtown | Aynho | South Northamptonshire | OX17 3BH

FINE & COUNTRY

BUCKINGHAM COTTAGE

A well presented Grade II Listed cottage in the beautiful village of Aynho comprising entrance hall, cloakroom/WC, breakfast kitchen, dining room, sitting room, study, three/ four bedrooms, bathroom and separate shower room. Also benefiting from lovely mature gardens, an internal viewing is essential.

BUTCHER



This home affords many character features throughout and an internal viewing is strongly advised.

Upon entering, the spacious hall has useful storage cupboards, a door opening to the rear garden, space for a washing machine and access to the cloakroom/WC.

The breakfast kitchen has ample work space, a built in dishwasher, Rangemaster, exposed beams, a window to the front and two windows to the rear.

From the breakfast kitchen, access is provided to the dining room which is ideal for more formal occasions. There is space for a table to seat eight guests, an open working fire, a window to the front, doors to front and rear, and stairs to the first floor.

The sitting room is also full of charm and character, with an inglenook stone fireplace which has a working open fire, feature stone works and a window to the front.

The study is the ideal place for anybody wanting to work from home and was originally a Dairy. There are more feature walls and windows to the side and rear.

To the first floor, the landing has exposed beams and two windows to the rear.

The feature bedroom has a useful storage cupboard and a door to an occasional fourth bedroom which could be used as a nursery or converted, subject to any relevant permission, to an en-suite.

The guest bedroom has a fitted bookshelf and a window to the front.

The third double bedroom has a window to the front, providing a lovely outlook.

The first floor benefits from having a bathroom which has a window to the front and also a separate shower room which has a window to the rear.

Also benefiting from a lovely garden to the front and beautiful mature gardens to the rear, this home offers flexible accommodation throughout.









FAULKNER'S
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RICARD

Seller Insight

“ Occupying a quiet location in the heart of the West Northamptonshire village of Aynho midway between Banbury and Bicester, Grade II listed Buckingham Cottage is a quintessentially English stone-built country cottage bursting with charm. Built in 1750, with half of the property used as the village Post Office for some time, this delightful detached home sits within a pretty garden in a conservation area. ‘We were hugely attracted to the character of the property and the prettiness of Aynho, as well as the close-proximity to transport links – the M40 is easy to access – and London. It’s a warm and welcoming home with two open fires, one an inglenook, and well-proportioned rooms. The gardens provide plenty of space for socialising and eating outside and the views and sunsets across the valley opposite are outstanding. The village has a recently refurbished playground, a village pub, and plenty of societies and specialist interest groups including gardening, the W.I., history and photography. There are shops in all the surrounding villages and excellent pubs and restaurants within a three-mile radius. The Cotswolds with all their fantastic attractions are also easy to reach. We have a very close relationship with many of our neighbours and socialise together regularly; everyone has really helped each other out during lockdown, and continue to do so,’ say the owners, who have lived here for just over ten years.

‘The kitchen is the hub of the house, and we spend most of our time here, either with each other or with friends – it’s great for entertaining in a less formal manner. Despite being an old stone cottage, all the rooms are of a good size and there is no compromise on upstairs space. We have painted and carpeted throughout and we fitted a new boiler in December 2020.’

‘The back garden is spacious and not overlooked and has a good number of fruit trees, including two apples, three plums, one fig and a walnut. It has a great mix of sunny and shady spots to relax in.’

‘We will greatly miss everything about the cottage, the neighbours and the village – we have loved living here and found the village to be welcoming, friendly and helpful. It has been a much-loved home and no doubt will be by its next owners.’*

*These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.



















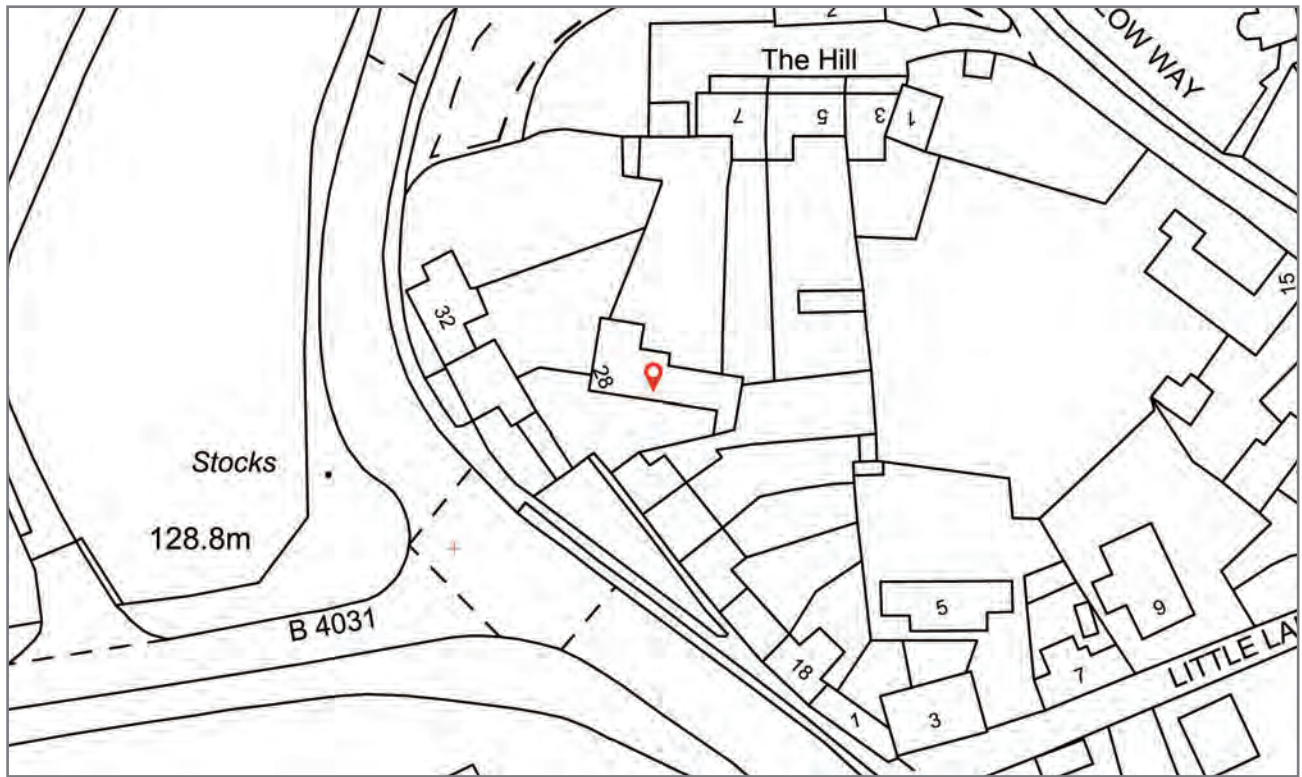




Location

Aynho is situated around six miles South-East of Banbury and is conveniently located for the M40 which provides easy access to Birmingham, Oxford, Bicester and London, whilst the local train network provides a commute to Marylebone in under an hour.





Services

Gas central heating, mains water and drainage

Tenure

Freehold

Local Authority

West Northamptonshire Council

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on 01295 239666

Website

For more information visit www.fineandcountry.com/uk/banbury

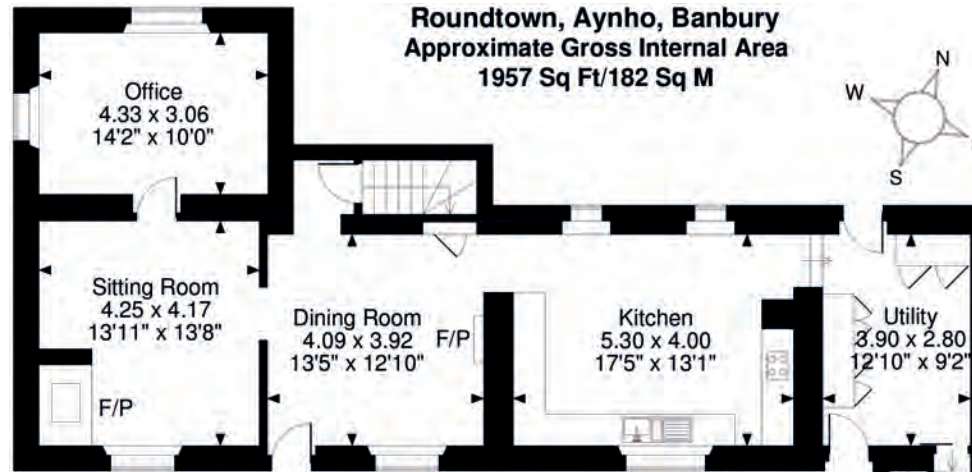
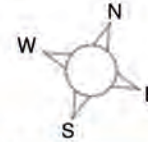
Opening Hours

Monday to Friday	9.00 am - 5.30 pm
Saturday	9.00 am - 4.30 pm
Sunday	By appointment

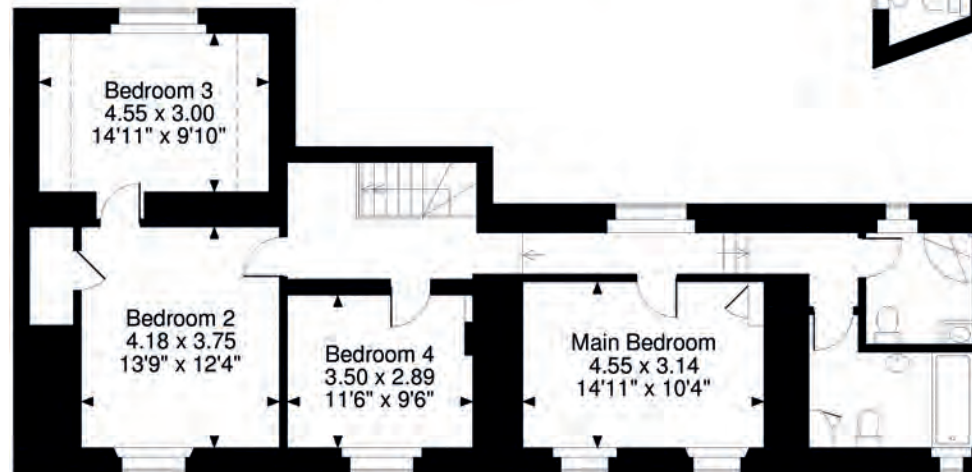
The property sits within a conservation area. The neighbours at number 26 have a right of access through the front gate to their property and the neighbours at number 30 have access through the side path.



Roundtown, Aynho, Banbury
Approximate Gross Internal Area
1957 Sq Ft/182 Sq M



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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EPC Exempt





TERRY ROBINSON
PARTNER AGENT

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Terry has been in the estate agency industry for 20 years and has a wealth of knowledge in the property sector. Having left the corporate world to set up his own brand, Terry has already built up a great reputation with local buyers and sellers. His aim is to deliver the highest levels of service and to make any client feel valued. Terry has already sold several properties which had been on the market with other estate agents previously and he puts this down to his attention to detail and his hunger for success.

YOU CAN FOLLOW TERRY ON



DEAN CHERRINGTON
HIGH NET WORTH MORTGAGE ADVISOR

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My name is Dean Cherrington, and I am a specialist High Net Worth Mortgage Broker with Mortgage Advice Bureau. I live in the Derbyshire National Forest in a small village called Rosliston, a country boy at heart happiest near to nature! I look after clients across the country. My job role as a High-Net-Worth Broker allows me to engage with people from all different backgrounds and situations and I pride myself on helping secure their dream property and long-term financial stability.

High Net Worth Mortgage Specialists



FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, Russia, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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