



6 The Butts

Aynho, Northamptonshire, OX17 3AN

HAMPTONS
INTERNATIONAL

Beyond your expectations

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Spacious detached five bedroom stone built home with Annexe

Entrance Hall | Excellent Sitting Room | Dining Room | Family Room/Study | Kitchen/Breakfast Room | Utility | Boot Room | Cloakroom | Five Bedrooms | Four Bathrooms | Annexe | Gardens
Detached Double Garage | Swimming Pool

Description

Spacious five bedroom stone built village home offering versatile family accommodation with private garden, self contained annexe and detached double garage.

The property is situated in a delightful tucked away location on the edge of this much sought after development.

The accommodation includes an entrance hall, stunning sitting room with two sets of bifold doors accessing the pool area and garden, woodburning stove and wooden floor, dining room and family room/study.

There is a kitchen/breakfast room, utility and useful boot room, along with a cloakroom, five bedrooms and four bathrooms, three of which are ensuite. The annexe provides a living room/kitchen, bedroom, back lobby and shower room.

Situation

Aynho, which is situated south east of Banbury on the B4100 in the South Northamptonshire countryside, is often referred to locally as the Apricot village, as the cottagers used to have to pay the Lord of the Manor a toll with this fruit. The village is made up predominantly of period stone properties together with a limited number of more recent homes. There is a good community spirit with a village hall offering many clubs and activities. There are two children's playgrounds and the recreation field has a tennis court, running track and hosts football and cricket matches. The Cartwright Hotel, recently refurbished, offers good quality food, accommodation and function rooms.

The village is conveniently situated for access to the towns of Banbury and Bicester, both of which offer a comprehensive range of facilities. Primary and secondary schooling can be found in neighbouring villages. Access to the M40 motorway can be gained at Junction 10 (Ardley). There is also an excellent mainline train service (London Marylebone and Birmingham) from Banbury and Bicester.

Outside

To the front of the property there is ample off road parking and a garden with a pond and well-stocked flower and shrub borders.

To the rear there is a detached double garage with electric up and over door, additional parking and gated access to Portway. The rear garden is laid to lawn and enclosed by mature trees and shrub borders. There is a private area with paved patio, swimming pool and hot tub.

Directions

From our Deddington Office, proceed through the Market Place and continue out of the village in the direction of Clifton and Aynho. At the T junction in Aynho, turn left in the direction of Banbury then take the right hand turn on the bend onto the Charlton Road. The Butts will be found on the right hand side.

Additional Information

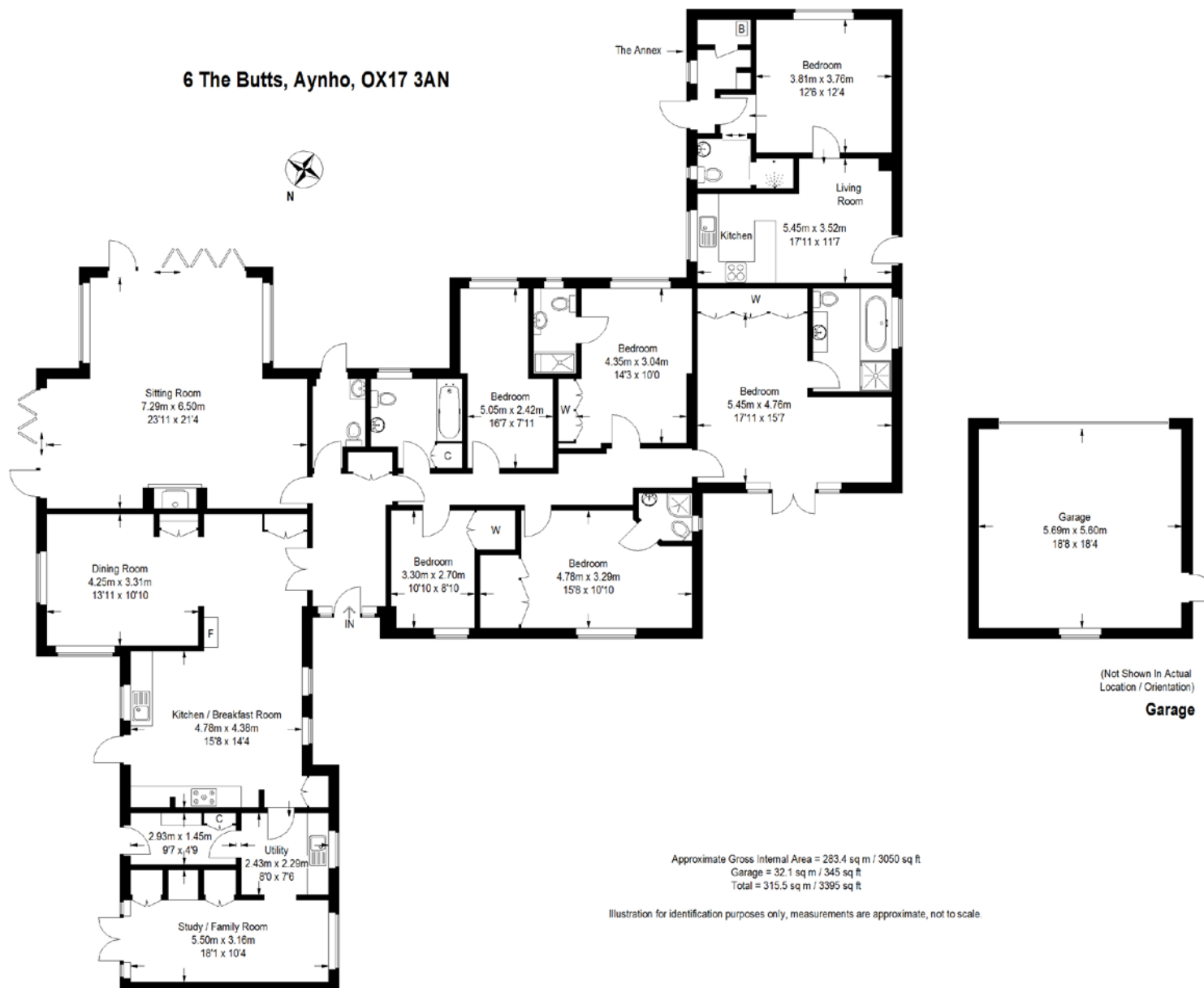
Council Tax Band F.

Gas fired heating to radiators.





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For clarification, we wish to inform prospective purchasers that we have prepared these sale particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds, and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

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