

Malt House

The Square, Aynho





Malt House

Oxfordshire/Northamptonshire border

Deddington 3 miles, Banbury 6 miles, Brackley 7 miles, Bicester 8 miles, Soho Farmhouse 9 miles
Chipping Norton 14 miles, Oxford 22 miles, Birmingham 58 miles, London 70 miles
Bicester North/Village to London Marylebone 49 minutes, Banbury to London Marylebone 1 hour
Oxford to London Paddington 1 hour
(All distances and times are approximate)

A beautifully presented Grade II listed
Cotswold stone cottage with generous
ceiling heights.

Drawing room | Kitchen and dining room | Utility room | Ground floor W/C

Three bedrooms | Two bathrooms

Walled garden | Garage | Parking



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Description

Malt House is a beautifully presented Grade II listed Cotswold stone cottage nestled in the tranquil heart of the charming village of Aynho. Constructed of traditional stone, under a slate roof, the Malt House is a best in class mid-terrace cottage with a seamless blend of period charm and modern convenience.

The accommodation is entered through the spacious drawing room with generous ceiling heights, exposed beams and an inglenook fireplace with a new Clearview wood burning stove. This leads into the bright kitchen/dining room with vaulted ceilings. To the side of the kitchen there is a glass ceiling and door that provides access to the back garden. Also on the ground floor is a utility room, pantry/store and W/C.

On the first floor one will find the principal bedroom with en-suite wet room, ample built in wardrobe storage plus a further wet room. On the second floor there are two further bedrooms and further storage.

The south-west facing garden is found to the rear of the property and benefits from a stone patio perfect for entertaining. A few steps then lead up to the grass lawn with stone wall enclosing the garden on one side and mature shrubbery on the other. The property benefits from a garage and off-street parking for one vehicle.

With Cotswold stone, slate roofing and exposed beams alongside high ceilings, Malt House is a beautifully presented home with charming features throughout.



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 a pub/restaurant, a village hall offering a wide variety of community activities, a tennis court, playground and extensive playing fields. There is also the historic St Michael's Church which dates back to medieval times.

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 Carrus (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).

There are mainline train stations to London and Birmingham from Bicester, Banbury and the adjacent Kings Sutton. Private members club Soho Farmhouse is 9 miles away and Daylesford Organic Farm Shop is also within easy reach.

Services

Mains gas, water and electricity and drainage. Gas fired central heating. There is fibre optic broadband

Fixtures and Fittings

Only those mentioned in these sales particulars are included in the sale. All others, such as curtains, light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation.

Local Authority

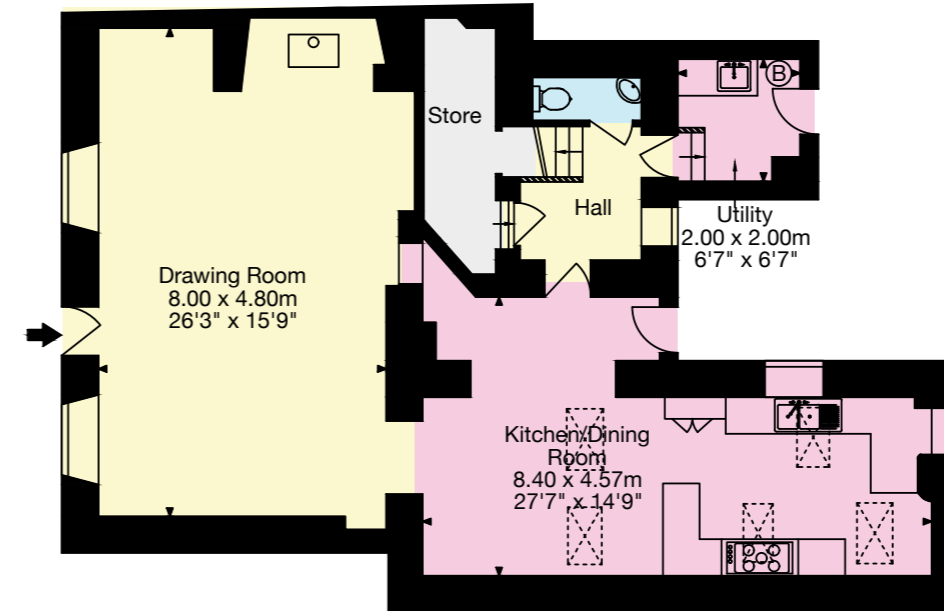
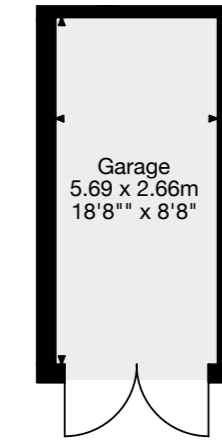
South Northamptonshire District Council.

Viewings

Strictly by appointment through Knight Frank
01865 790 077.

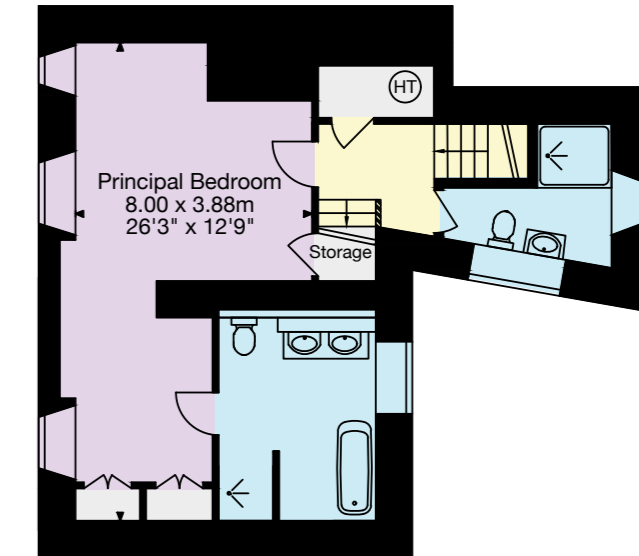


Approximate Gross Internal Floor Area
Main House = 164 sq m/1,765 sq ft
Garage = 15 sq m/161 sq ft
Total Area = 179 sq m/ 1,926 sq ft

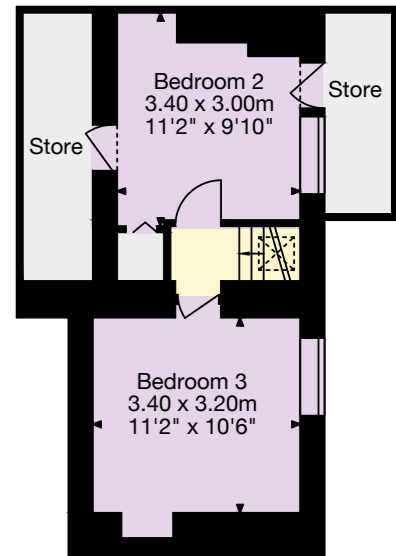


- Living Area/Reception
- Kitchen/Utility
- Bedroom/Dressing Room
- Bathroom/WC
- Vaults/Storage
- Terrace/Outside Space

Ground Floor



First Floor



Second Floor



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated September 2021. Photographs and videos dated September 2021. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.



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