

# Catton House, Aynho, Oxfordshire

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An elegant village house with well-proportioned reception rooms, generous ceiling heights and a walled garden within the heart of the village.

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### Summary of accommodation

Entrance Hall | Sitting room | Drawing room | Kitchen/dining room | Utility room/toilet

Five bedrooms | Principal bedroom with en suite dressing room/bathroom  
Further family bathroom

Enclosed parking for five vehicles

### Distances

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  
(Distances and times approximate).



## The Property

An attractive south-facing village house elevated in the heart of Aynho.

Enter through the imposing front door to an oak-panelled entrance hall with a fireplace and underfloor heating. The house benefits from high ceilings on the ground and first floors, giving the house a wonderfully spacious and elegant feel.

The ground floor provides two reception rooms with shutters, one including a fireplace. The extended kitchen is truly the heart of the home and overlooks the walled gardens. Also, there are bespoke units, integrated appliances, an aga and a combined utility and cloakroom. In addition, there is a closet with access to the cellar.

On the first floor, there are three large bedrooms, including a principal bedroom, which has a magnificent en suite. There is an additional family bathroom on this level. Finally, the second floor has two further bedrooms.

Tucked away in the heart of the village, the property is entered through imposing gates into a large enclosed parking area which can comfortably accommodate five cars. A second walled garden provides an entertaining terrace and faces west to enjoy the sunsets.

## Location

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, a 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 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).

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.



## Directions (OX17 3BL)

From junction 10 of the M40 follow signs for Silverstone. At the roundabout with the Esso garage take the first exit for Adderbury on the B4100. Continue along this road for approximately 2 miles before entering the village of Aynho. Fork right at the Cartwright Hotel onto The Square then take the first right and Cattonhouse is the second property on the left through grey painted timbers gates.

## Property information

**Services:** Gas central heating to radiators and Aga. Electric underfloor heating to kitchen, entrance hall and main bathroom.

**Local authority:** South Northamptonshire.

**Council Tax Band:** G

**EPC:** E

**Tenure:** Freehold

**Guide Price:** £1,750,000

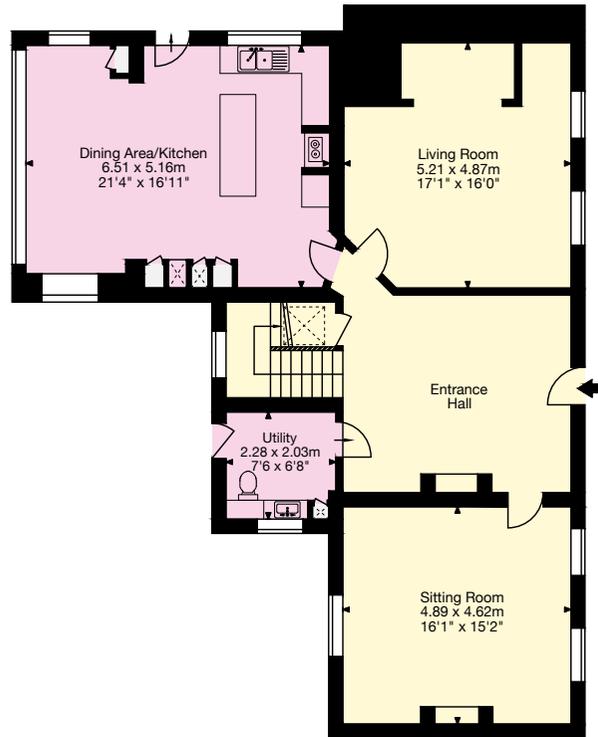
## Viewings



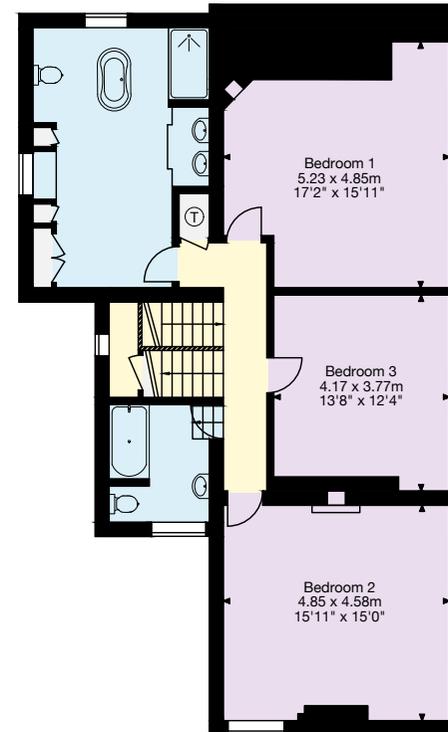
## Approximate Gross Internal Floor Area

Total Area = 298 sq m / 3,211 sq ft

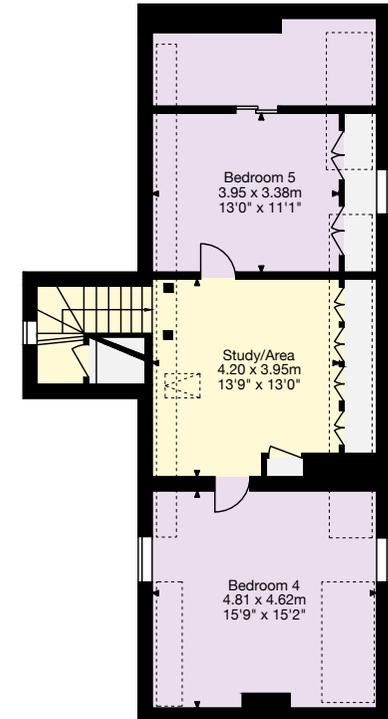
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Ground Floor



First Floor



Second Floor

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Particulars dated January 2023. Photographs and videos dated January 2023.

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