



## 5 Blacksmiths Hill, Aynho, Banbury, Northamptonshire, OX17 3AH

**£215,000 Freehold**

- Good transport links to Banbury, Bicester, and Oxford
- One-bedroom period cottage
- In need of full renovation
- Private rear garden
- Quiet village location
- Excellent scope for improvement
- EPC Rating







## Charming One-Bedroom Cottage with Garden – Full Renovation Project

Blacksmiths Hill, Nestled in the heart of the sought-after village of Aynho, this quaint one-bedroom period cottage offers a rare opportunity for those seeking a renovation project. Brimming with character and potential, the property is set on a quiet lane and benefits from a private rear garden, perfect for creating a tranquil outdoor retreat. The interior is in need of complete refurbishment, providing a blank canvas to design and modernise to your own taste. Original features, such as exposed beams and traditional proportions, hint at the cottage's historic charm, while the generous garden space offers scope for landscaping or possible extension (subject to planning permission). Aynho, often known as the 'Apricot Village', is a picturesque and well-connected location, with local amenities, countryside walks, and easy access to Banbury, Bicester, and the M40.

### Disclaimer

Whilst we have endeavoured to prepare our sales particulars accurately none of the services, appliances or equipment have been tested. A buyer should satisfy themselves on such matters prior to purchase. Any measurements or distances mentioned in these particulars are for guide reference only. If such particulars are fundamental to a purchase, buyers should rely on their own enquiries. All enquiries should be directed to Elevation Estate Agents in the first instance.