



Hook Norton
Oxfordshire

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A desirable four-bedroom chalet bungalow located in the sought-after area of Hook Norton, offered with no chain. Offering well-proportioned space including a large kitchen/dining area, four double bedrooms, large bathroom with separate bath and shower. The property benefits from off-street parking and a garage. Opportunity to extend above the garage STP.

Hook Norton is widely regarded for its sense of peace and tranquility, and also its thriving community. It has a village hall with many activities going on throughout the year. There is also a Health Centre and a Dentist within the village. The village has an esteemed butchers as well as the local shop which is also the village post office. Hook Norton has the Church of England Primary School; the Secondary School is in Chipping Norton. There are two public houses within the village as well as the famous Hook Norton Brewery. It has a village store and local amenities, and the countryside is but a short stroll away. There is a regular bus service to both the nearby towns of Banbury and Chipping Norton.

Nearby attractions: Blenheim Palace, Chastleton House, Cheltenham Racecourse, Cotswold Wildlife Park and Gardens, Hook Norton Brewery, Rousham House, Rousham Gardens, Oxford Airport, Rollright Stones, The Theatre at Chipping Norton.

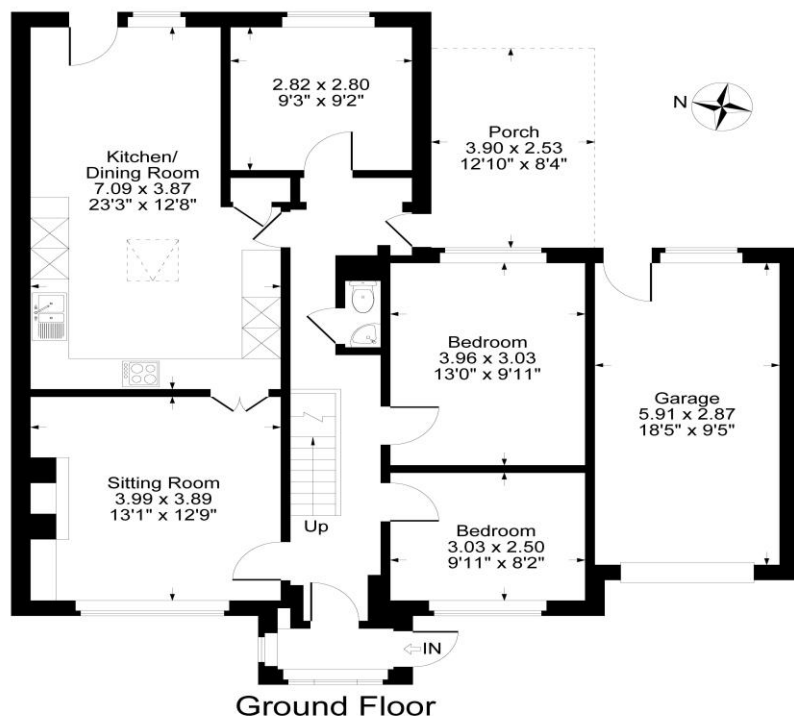




The Property Briefly Comprises of:

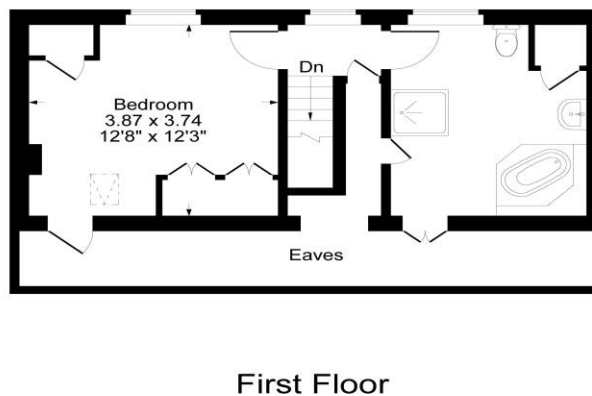
- Front Garden
- Large Kitchen/Dining Area
- Living Room
- Four Double Bedrooms
- Bathroom
- Rear Garden
- Off Street Parking
- Garage
- Opportunity to Extend STP
- Double Glazed Windows Throughout
- No Chain

Guide Price: £395,000



Approximate Gross Internal Area
 Ground Floor = 86.79 sq m / 934 sq ft
 First Floor = 32.38 sq m / 349 sq ft
 Garage = 16.96 sq m / 183 sq ft
 Total Area = 136.13 sq m / 1466 sq ft

Illustration for identification purposes only,
 measurements are approximate, not to scale.



Local Authority
 Cherwell District Council

Council Tax Band:
 D
 (Subject to change after completion)

Tenure
 Freehold

Distances
 Chipping Norton c. 5 miles
 Banbury c. 8 miles
 Bicester c. 20 miles
 Stratford Upon Avon c. 21 miles
 Oxford Parkway c. 20 miles
 Oxford c. 25 miles
 Cheltenham c. 31 miles
 Birmingham c. 60 miles
 London c. 81 miles
 Charlbury or Kingham to London, c. 1 hour
 Bicester North or Banbury to London, c. 1 hour

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