



Hornton
Oxfordshire

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A picturesque and quintessential roses round the door detached Grade II Listed stone cottage that has been beautifully modernised and improved by the present owner with the vision to retain much of the character and charm of a period home. There is also a stone outbuilding that could be converted to an attractive home office.

Hornton is a popular and sought after village which lies to the North West of Banbury and is surrounded by rolling countryside. The village benefits from a Public House and Village Primary School, as well as local sporting teams. Soon BT Infinity will be rolled out and the village will have fibre optic connections with speeds of up to 40MB.

Hornton provides excellent access to both Banbury and Stratford-Upon-Avon along the A429.

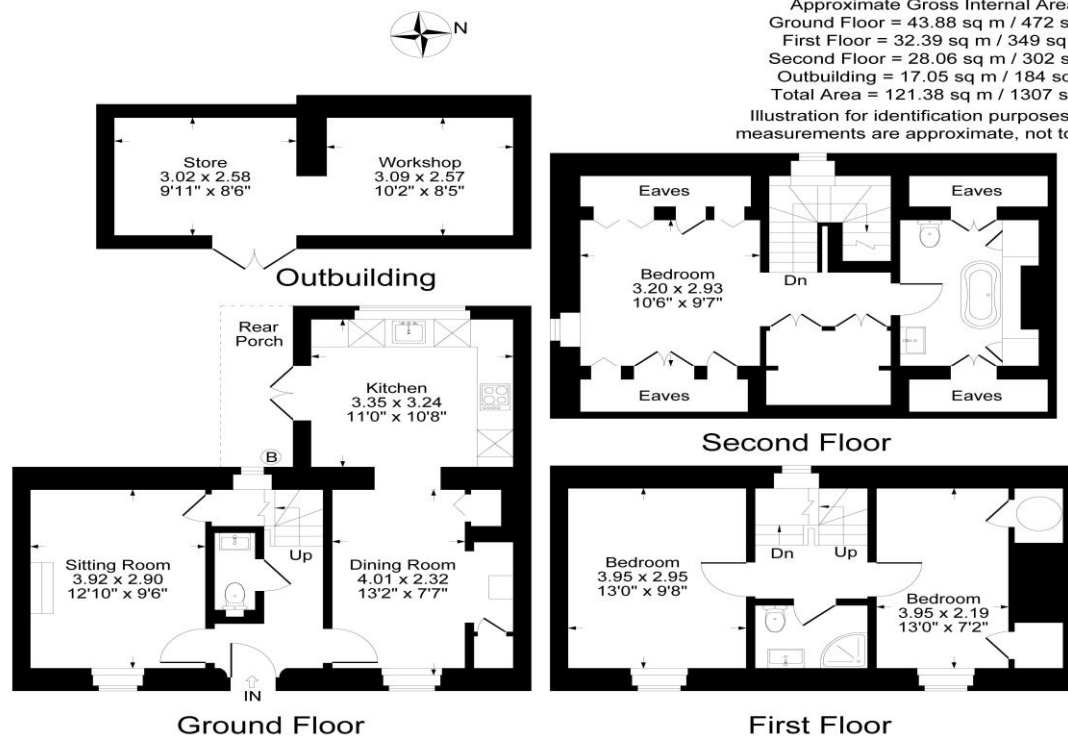




The Property Briefly Comprises of:

- Entrance Hall
- Cloakroom with WC
- Sitting Room
- Living Room with Wood Burning Stove
- Modern Kitchen
- Stone Tiled Flooring Throughout Ground Floor
- 2 First Floor Bedrooms and Shower Room with WC
- Second Floor Bedroom with Luxury Bathroom
- Oil Central Heating
- Private Rear Garden
- Stone Workshop/Potential Home Office

Guide Price: £500,000



Approximate Gross Internal Area
 Ground Floor = 43.88 sq m / 472 sq ft
 First Floor = 32.39 sq m / 349 sq ft
 Second Floor = 28.06 sq m / 302 sq ft
 Outbuilding = 17.05 sq m / 184 sq ft
 Total Area = 121.38 sq m / 1307 sq ft
 Illustration for identification purposes only,
 measurements are approximate, not to scale.

Local Authority
 Cherwell District Council

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

Tenure
 Freehold

Distances
 Banbury c. 6 miles
 Stratford-Upon-Avon c. 15 miles
 Oxford c. 35 miles
 Birmingham c. 43 miles
 London c. 83 miles
 Banbury to London Marylebone c. 1 hour

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