

An aerial photograph of a traditional stone house with a thatched roof. The house is built from light-colored stone and features several windows with light blue frames. A prominent brick chimney is visible on the left side of the roof. The house is surrounded by a well-maintained garden with various plants and a paved area. In the background, there are more houses and a lush green landscape with trees.

Hook Norton  
Oxfordshire

Mark David  
ESTATE AGENTS



# HOOK NORTON

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BANBURY, OXFORDSHIRE

*A charming Grade II listed thatched cottage offering a wealth of character, a beautiful garden setting and a detached garage, nestled in the heart of the village of Hook Norton.*

## **Brief Ground Floor Accommodation**

Entrance Porch, Sitting/Dining Room,  
Kitchen/Breakfast Room, Utility, Shower Room.

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## **Brief First Floor & Second Floor Accommodation**

Master Bedroom with En-Suite Shower Room,  
Two further Bedrooms, Family Bathroom.

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## **Brief Outside Space**

Off-Road Parking, Garage, Enclosed Gardens.

In all about 2015 sq.ft./ 187.23 sq.m.

**Guide Price: £800,000**





## ACCOMMODATION

The welcoming sitting and dining room is full of character with exposed stonework, timber beams and a striking open fireplace, creating a wonderfully cosy atmosphere.

The kitchen/breakfast room features a range of fitted wall and base units with complementary work surfaces and tiled splashbacks. The space is centred around a Rangemaster cooker with extractor hood above, while a central island provides additional preparation space and useful storage below. There is ample room for informal dining with breakfast seating, and the room benefits from exposed ceiling beams, tiled flooring and natural light from the window overlooking the garden. It flows seamlessly into a utility room, which offers additional storage, laundry facilities, and direct access to the garden. The utility room also leads to a ground-floor shower room.

On the first floor, the master bedroom is filled with natural light and retains charming period features such as exposed wooden beams and a stone fireplace, and also benefits from an en-suite shower room. The second double bedroom includes built-in wardrobes and cupboards and again features exposed wooden beams, adding to its character.

The modern family bathroom comprises of low level WC, hand wash basin with vanity unit below, roll top bath, part tiled walls and tiled floor.

The second floor offers a third double bedroom, tucked beneath the eaves, creating a private retreat ideal as a guest room, or home office.

Externally, the cottage is surrounded by beautifully established gardens with a combination of lawn, gravel pathways and mature planting, offering a tranquil setting for outdoor seating and entertaining. The gardens provide a wonderful sense of privacy and complement the cottage's historic character.

The property also benefits from off-road parking and a detached garage.

Altogether, this is a rare opportunity to acquire a quintessential cottage of immense charm, offering character, space and a beautiful village setting.



## SITUATION & AMENITIES

Hook Norton is a picturesque and well-connected village nestled in the rolling countryside of North Oxfordshire, offering a perfect blend of rural charm and modern convenience. Known for its handsome stone cottages, traditional pubs, and thriving local community, the village provides an inviting setting for families, professionals, and retirees alike. Everyday amenities are well catered for, with a village shop, post office, doctor's surgery, highly regarded primary school, and a range of clubs and societies that contribute to a warm and active community spirit.

The village is perhaps best known for the historic Hook Norton Brewery, a celebrated local landmark that adds character and attracts visitors year-round. Surrounded by scenic footpaths and bridleways, the area is ideal for walking, cycling, and exploring the Cotswolds countryside. Despite its peaceful atmosphere, Hook Norton remains conveniently placed for travel, with nearby Banbury offering fast rail links to Oxford, Birmingham, and London, as well as easy access to the M40. Together, these features make Hook Norton an appealing location for those seeking a quintessential village lifestyle without sacrificing connectivity.

## DISTANCES

Chipping Norton c. 5 miles

Banbury c. 8 miles

Bicester c. 20 miles

Stratford Upon Avon c. 21 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





## SERVICES

The property has oil fired central heating throughout, except Calor Gas is connected to the burners on the cooker. Mains drainage, water and electricity are also connected to the property

## FIXTURES & FITTINGS

Only those items mentioned in these sales particulars are included in the sale. Any other items are specifically excluded but may be made available by separate negotiation.

## TENURE

Freehold

## LOCAL AUTHORITY

Cherwell District Council  
Council Tax Band: F

## VIEWINGS

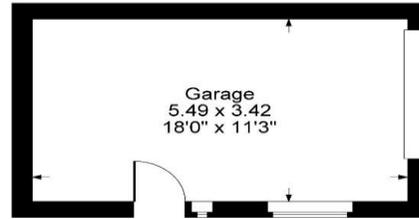
Strictly by prior appointment only with the agents, Mark David Estate Agents, Deddington  
01869 338898

## BUYERS PURCHASE FEE:

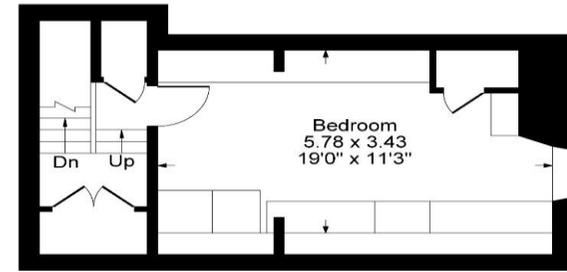
Please note that buyers are required to pay a Purchase Fee of £300 (inc. of VAT) to Mark David on offer acceptance, to process a new transaction.



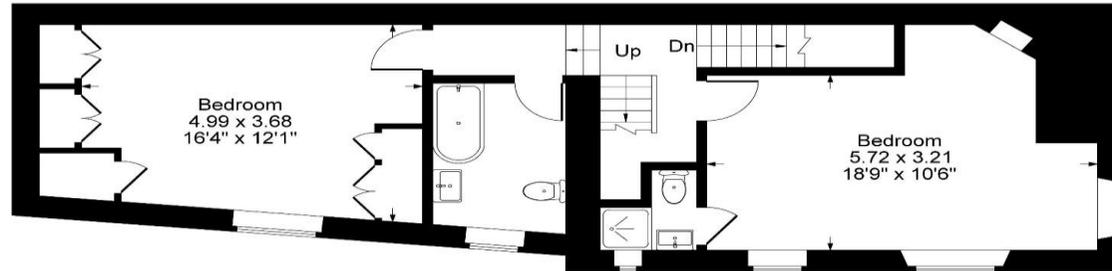
Approximate Gross Internal Area  
 Ground Floor = 78.53 sq m / 845 sq ft  
 First Floor = 60.29 sq m / 649 sq ft  
 Second Floor = 29.64 sq m / 319 sq ft  
 Garage = 18.77 sq m / 202 sq ft  
 Total Area = 187.23 sq m / 2015 sq ft  
 Illustration for identification purposes only,  
 measurements are approximate, not to scale.



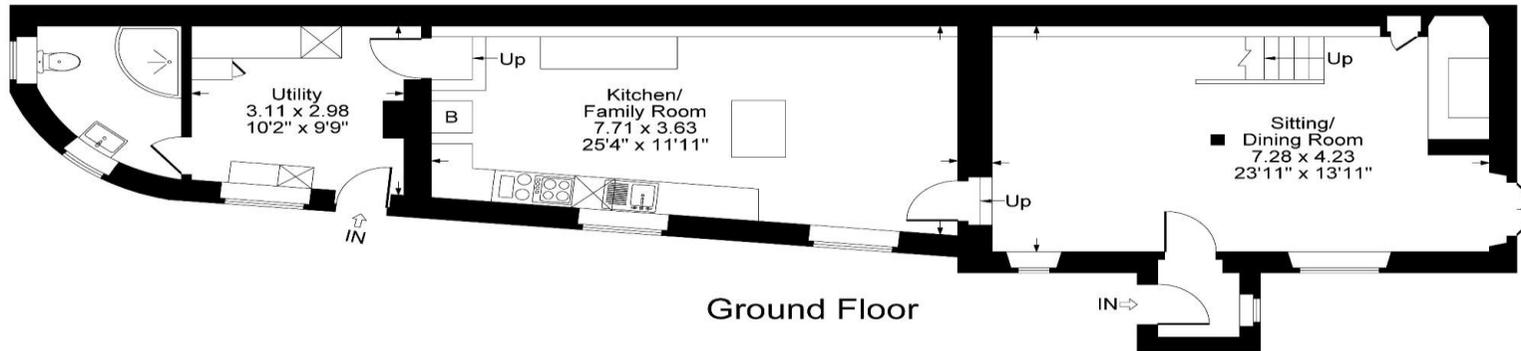
Garage



Second Floor



First Floor



Ground Floor

**Mark David**  
 ESTATE AGENTS

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