



Hook Norton,
Oxfordshire

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A modern, beautifully presented two bedroom semi detached house, situated on the edge of a well regarded development in the heart of the picturesque village of Hook Norton. The property extends to around 72 sq m, offering well planned accommodation with gas central heating and double glazing throughout.

The property is an ideal purchase for first time buyers, downsizers, or those seeking a lock and leave home in a vibrant village location. Its modern layout, energy efficiency, parking, and garden, coupled with proximity to Hook Norton's excellent amenities, make it a real standout in today's market.

Hook Norton sits in rolling Cotswolds countryside, just southwest of Banbury. The village boasts a lively community, with a primary school, local shops, post office, award winning butcher, medical and dental surgeries, pubs, and the historic Hook Norton Brewery. The church with a 15th century tower enriches the village centre, while the development is close to a sports & tennis club, library, and local amenities.

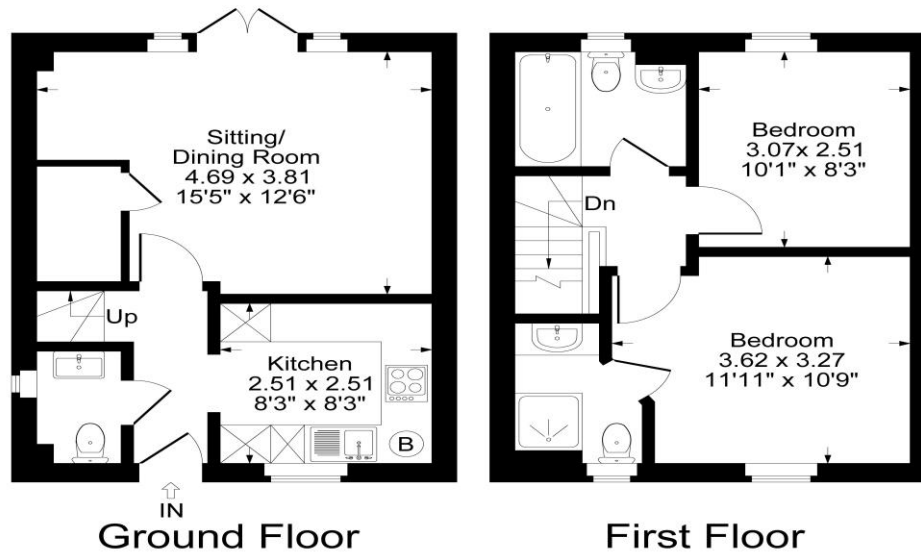




The Property Briefly Comprises of:

- Semi-Detached Property
- Canopy Porch
- Entrance Hall
- Fitted Kitchen
- Sitting Room
- Master Bedroom
- En-Suite Shower Room
- Second Bedroom
- Bathroom
- Enclosed Rear Garden
- Garden Shed
- Own Driveway
- Parking for Several Vehicles
- Gas Central Heating
- Double Glazed Windows

Guide Price: £300,000



Approximate Gross Internal Area
Ground Floor = 30.34 sq m / 327 sq ft
First Floor = 30.34 sq m / 327 sq ft
Total Area = 60.68 sq m / 654 sq ft
Illustration for identification purposes only,
measurements are approximate, not to scale.

Local Authority:
Cherwell District Council

Council Tax Band: C
(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 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

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

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