



Hook Norton,  
Banbury, Oxfordshire

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A very well presented, detached, modern family home on a popular development with a pleasant garden, single garage, off street parking, and views over open fields.

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. 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.



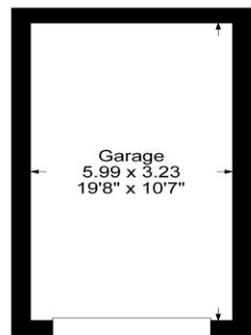


## The Property Briefly Comprises of:

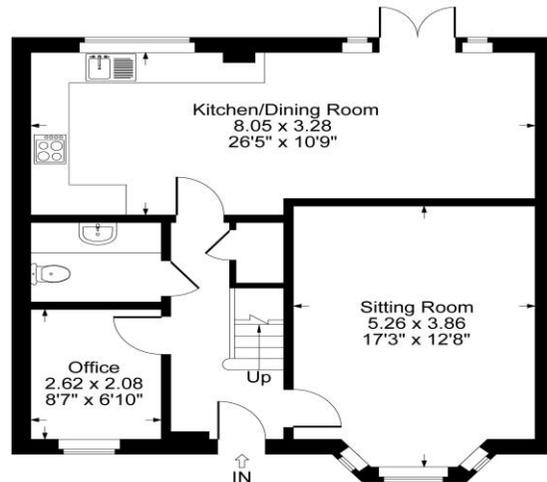
- Detached Residence
- Entrance Hall
- Cloakroom/Utility Room
- Office
- Sitting Room
- Kitchen/Dining Room
- Main Bedroom with En-Suite Shower Room
- Three Further Bedrooms
- Family Bathroom
- Enclosed Rear Garden
- Single Garage
- Long Driveway providing Off Street Parking



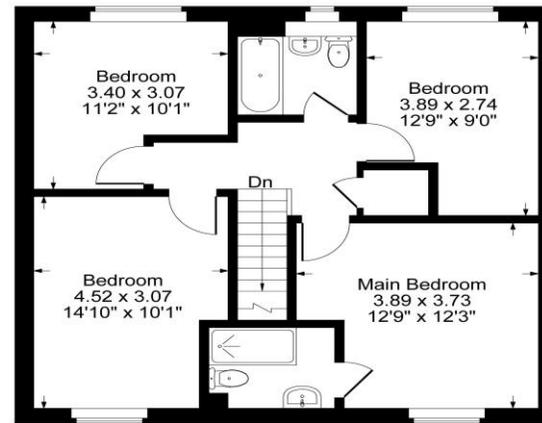
Guide Price: £525,000



Garage



Ground Floor



First Floor

Approximate Gross Internal Area  
 Ground Floor = 63.82 sq m / 687 sq ft  
 First Floor = 62.78 sq m / 676 sq ft  
 Garage = 19.33 sq m / 208 sq ft  
 Total Area = 145.93 sq m / 1571 sq ft  
 Illustration for identification purposes only.



**Local Authority:**  
 Cherwell District Council

**Council Tax Band: C**  
 (Subject to change after completion)

**Tenure:** Freehold

**Distances**  
 Banbury c. 6 miles  
 Chipping Norton c. 10 miles  
 Bicester c. 12 miles  
 Oxford c. 18 miles  
 Birmingham c. 58 miles  
 London c. 73 miles  
 M40 access J10 c. 7 miles, J11 c. 8 miles  
 London via Bicester c. 43 minutes

**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.

**Mark David**  
 ESTATE AGENTS  
 Sales • Lettings • Management

Market House, Market Place, Deddington, Oxfordshire  
 OX15 0SB  
 Tel: 01869 338898  
 Email: deddington@mark-david.co.uk  
[www.mark-david.co.uk](http://www.mark-david.co.uk)

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