



Hook Norton,
Banbury, Oxfordshire

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A beautifully presented Grade II Listed thatched cottage, full of character and period features, complemented by a separate barn conversion. This delightful home enjoys a private rear garden, an integral garage, and generous off-street parking for multiple vehicles, all nestled within the heart of this highly desirable Cotswold village.

Hook Norton is widely regarded for its sense of peace and tranquillity, 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.





The Property Briefly Comprises of:

- Grade II Listed Thatched Cottage
- Entrance Hall
- Vaulted Cellar
- Cloakroom
- Sitting Room with Inglenook Fireplace
- Dual Aspect Kitchen
- Three Double Bedrooms
- Family Shower Room

- Separate Barn (Double Garage & Annex)

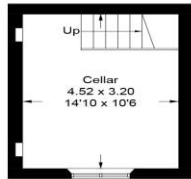
Annex

- Integral Door to Double Garage
- Entrance Hall/Study Area
- Open Plan Sitting Room/Bedroom
- Shower Room

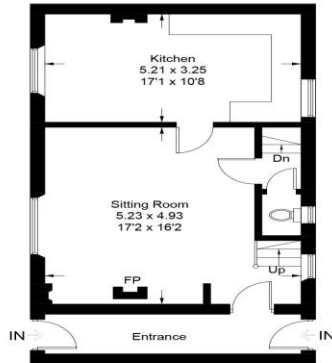
Guide Price: £785,000



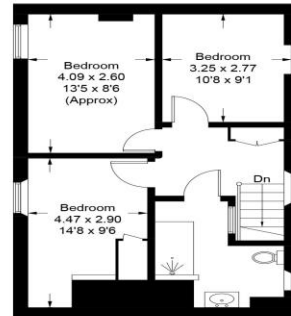
Approximate Gross Internal Area = 97.5 sq m / 1049 sq ft
 Cellar = 14.5 sq m / 156 sq ft
 Annex = 82.9 sq m / 892 sq ft
 (Including Double Garage)
 Total = 194.9 sq m / 2097 sq ft



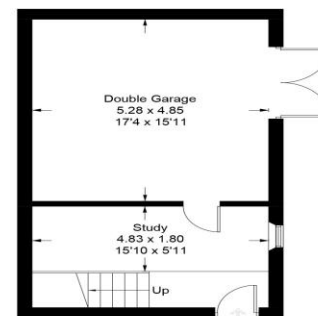
Cellar



Ground Floor

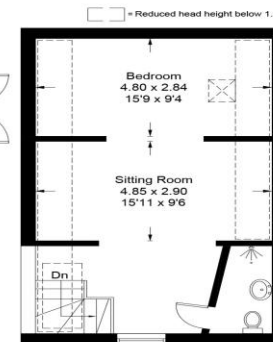


First Floor



Annex - Ground Floor

(Not Shown In Actual Location / Orientation)



Annex - First Floor

□ = Reduced head height below 1.5m

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1238751)

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 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 on offer acceptance, to process a new transaction.

Mark David
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