



Hook Norton,  
Banbury, Oxfordshire

## Hook Norton, Banbury, Oxfordshire.

An extremely impressive and surprising spacious three bedroom detached residence that has been tastefully extended and has a private and enclosed garden to the rear.

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. The village has an esteemed butchers as well as the local shop which is also the village post office.

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.

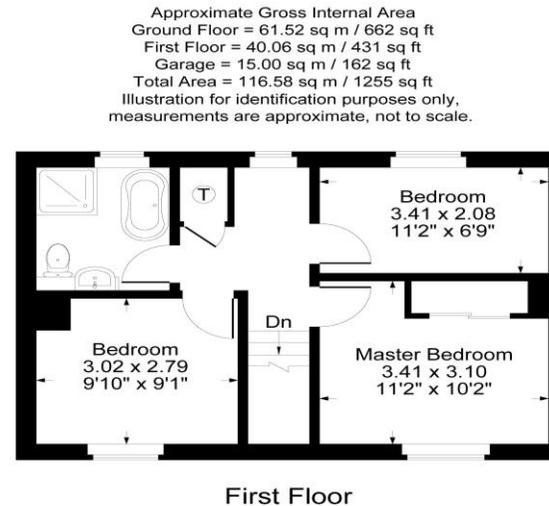
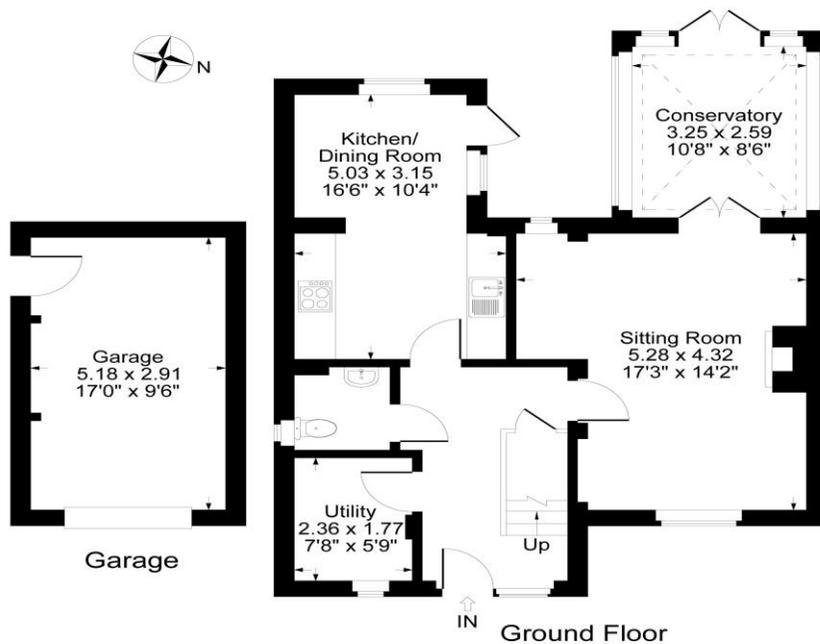




## The Property Briefly Comprises of:

- Detached Stone Residence
- Entrance Hall
- Cloakroom
- Utility
- Kitchen/Dining Room
- Dual Aspect Sitting Room
- Conservatory
- Master Bedroom
- Two Further Bedrooms
- Family Bathroom
- Enclosed Rear Garden
- Gravel Driveway
- Garage

Guide Price: £535,000



Approximate Gross Internal Area  
 Ground Floor = 61.52 sq m / 662 sq ft  
 First Floor = 40.06 sq m / 431 sq ft  
 Garage = 15.00 sq m / 162 sq ft  
 Total Area = 116.58 sq m / 1255 sq ft  
 Illustration for identification purposes only,  
 measurements are approximate, not to scale.

**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**  
ESTATE AGENTS  
Sales • Lettings • Management

9 Market Place, Chipping Norton Oxfordshire  
OX7 5NA  
Tel: 01608 644944  
Email: [chippingnorton@mark-david.co.uk](mailto:chippingnorton@mark-david.co.uk)  
[www.mark-david.co.uk](http://www.mark-david.co.uk)

**Important Notice**

Mark David Estate Agents for themselves and their clients give notice that:-

1. They are not authorised to make or give representation or warranty in relation to this property, either on their own behalf or on behalf of the Seller. They assume no responsibility for any statement made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement.
3. All areas, measurements or distances are approximate. The particulars are intended for guidance only and are not necessarily comprehensive. A wide angle lens may have been used in photography. Mark David Estate Agents have not tested appliances or services and it should not be assumed that the property has all necessary planning, building regulation and other consents. Buyers must satisfy themselves with the property by inspection or otherwise.
4. Reference to any mechanical or electrical equipment does not constitute a representation that such equipment is capable of fulfilling its function and prospective Buyers must make their own enquiries.
5. They have no responsibility for any expenses or costs incurred by prospective Buyers in inspecting properties which have been sold, let or withdrawn. Applicants are advised to contact the Agent to check availability and any other information of particular importance to them, prior to inspecting the property, particularly if traveling some distance.

