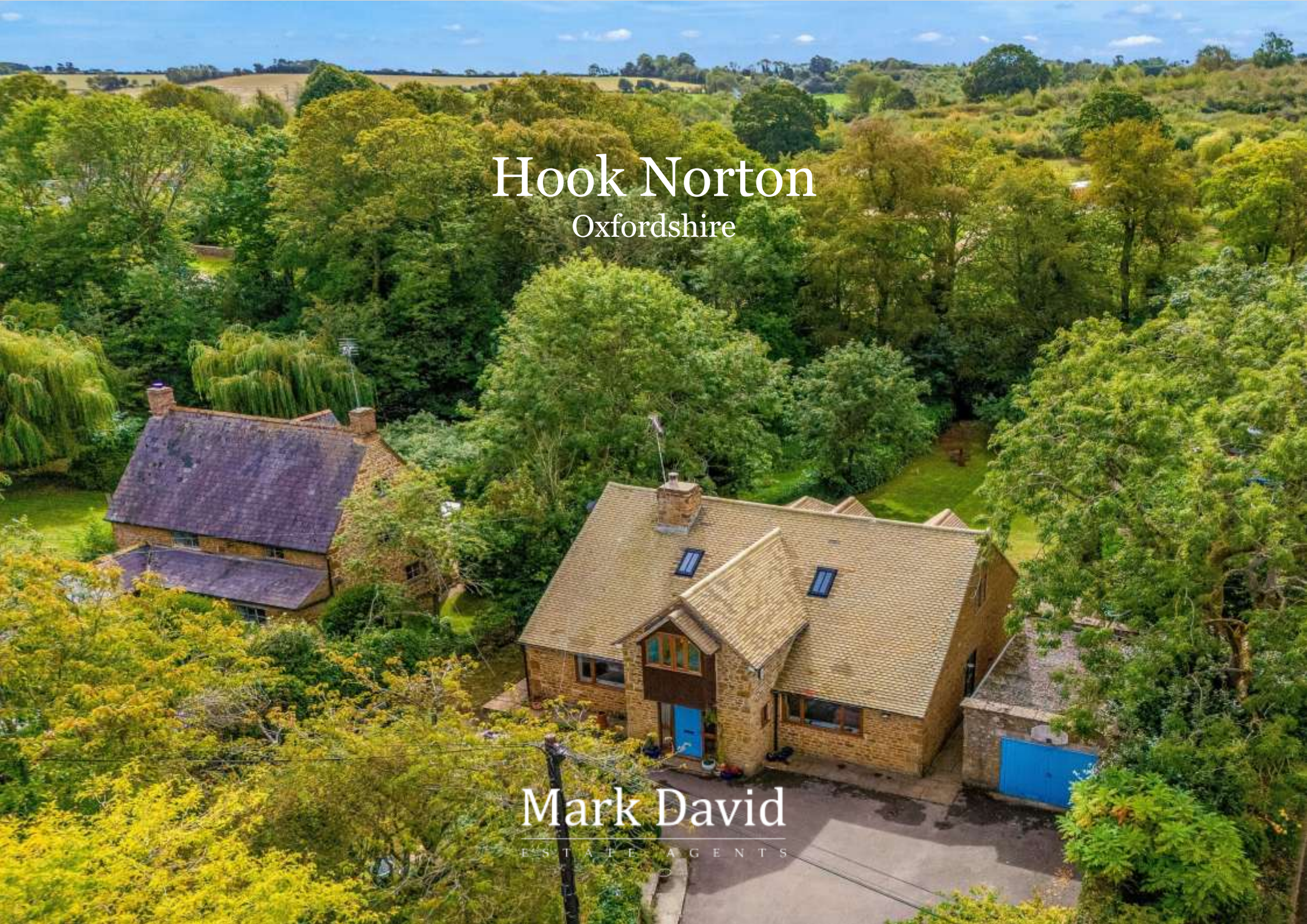




Hook Norton

Oxfordshire

Mark David

ESTATE AGENTS



HOOK NORTON

OXFORDSHIRE

*An individual detached residence set within approximately one third of an acre, enjoying countryside views. The property offers three/four bedrooms and versatile, flexible living accommodation which must be viewed internally to be fully appreciated.
The property is offered for sale with no onward chain.*

Brief Ground Floor Accommodation

Entrance Hall, Cloakroom, Sitting/Family Room, Garden Room, Kitchen/Dining Room, Utility Room, Study/Bedroom.

Brief First Floor Accommodation

Principal Bedroom with Dressing Area & En-Suite,
Two Further Bedrooms, Family Bathroom.

Brief Outside Space

Own Driveway, Off-Street Parking, Garage/Workshop,
Shepherds Hut, Enclosed Front & Rear Gardens.

In all about 2,531 sq.ft./ 235.16 sq.m.

Guide Price: £925,000





ACCOMMODATION

Spacious Entrance Hall: Oak wooden floor, wide staircase to first floor level.

Shower Room: Comprising of a white suite, shower cubicle, hand wash basin with vanity unit below, low level W.C, part tiled walls, tiled floor.

Sitting/Dining/Family Room: Attractive central raised log burning fire, oak wooden floor throughout, double glazed window to side and front aspect, glazed door to kitchen/dining room, stairs down to

Garden Room: Constructed of stone and double glazed windows, overlooking the gardens with French doors, tiled floor with underfloor heating, and understairs cupboard.

Kitchen/Dining Room: Twin butler sink with cupboard underneath, range of mounted wall and base units with worksurfaces, part tiled walls, range of integrated appliances including induction ceramic electric hob with extractor hood above, built-in double oven, plumbing for dishwasher, large double glazed window overlooking the rear garden, tiled floor with underfloor heating, built-in cupboard housing central heating boiler.

Utility Room: Range of wall and base units, tiled floor with underfloor heating, plumbing for washing machine, built-in cupboard, half glazed door to side aspect.

Study/Bedroom Four: Oak wooden floor, double glazed window to front aspect.

First Floor Landing: Built-in double cupboard with further storage behind in the eaves, double glazed window to rear aspect, access to loft space.

Principal Bedroom: Double glazed window to rear and side aspect, adjoining dressing room.

En-Suite Shower Room: Comprising of a white suite, shower cubicle with shower over, hand wash basin with vanity unit below, low level W.C, part tiled walls, tiled floor with underfloor heating, double glazed Velux window to front aspect.

Bedroom Two: Double glazed window to side aspect, walk-in cupboard, built-in cupboard.

Bedroom Three: Double glazed feature window to front aspect, built-in cupboard.

Family Bathroom: Comprising of a white suite, panelled bath with shower attachment, pedestal hand wash basin, low level W.C, part tiled walls, tiled floor with underfloor heating, double glazed Velux window to front aspect.

Outside

The property is approached via a sweeping driveway providing ample parking and leading to a detached garage with wooden sliding doors, light and power connected, plus a rear workshop and pedestrian access to the garden.

A private laneway leads to a mature, private garden which slopes down to a stream and includes a Shepherd's hut. A raised paved patio overlooks the garden, while the front lawn enjoys a high degree of privacy. The garden is fully enclosed and not overlooked.

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.

Just a short drive away, there is so much to discover, drink, dine, shop and relax at Daylesford Organic farm shop (c 10 miles) and Soho Farmhouse is a rural escape offering food and drinks, wellness experiences and outdoor activities (c 7 miles).

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. 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, Chipping Norton
01608 644944

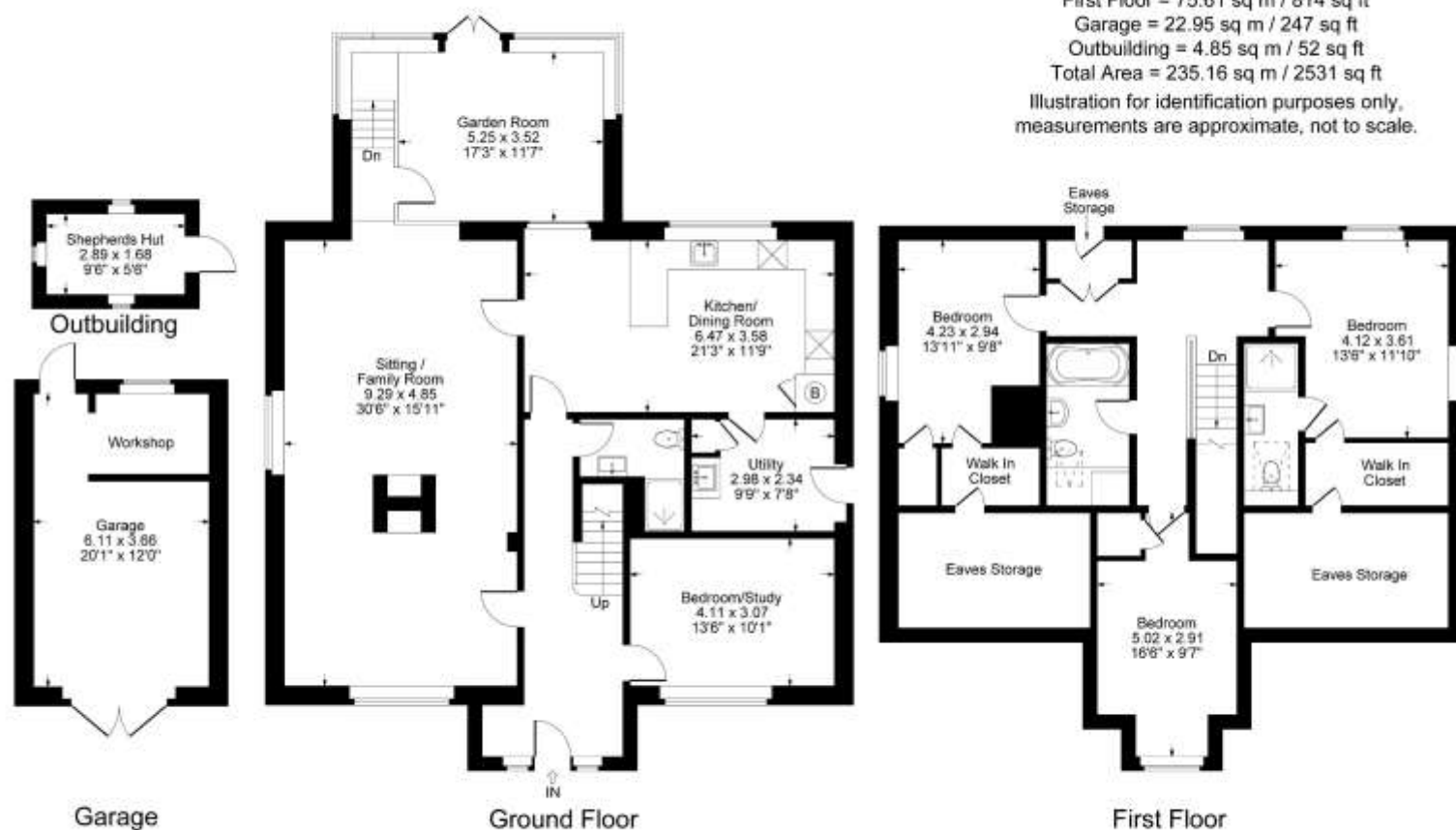
BUYERS PURCHASE FEE:

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.

DISCLAIMER

Videoring, photography and recording is not permitted unless agreed by prior arrangement by the agent or vendor.





Mark David
 ESTATE AGENTS

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