



Mark David
FOR SALE
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Hook Norton,
Banbury, Oxfordshire

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An extremely rare and individual two bedroom detached stone cottage with garage and parking. The property also benefits from an additional parcel of land, offering potential for further parking. With scope for extension and some updating required, this home presents an excellent opportunity.

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.



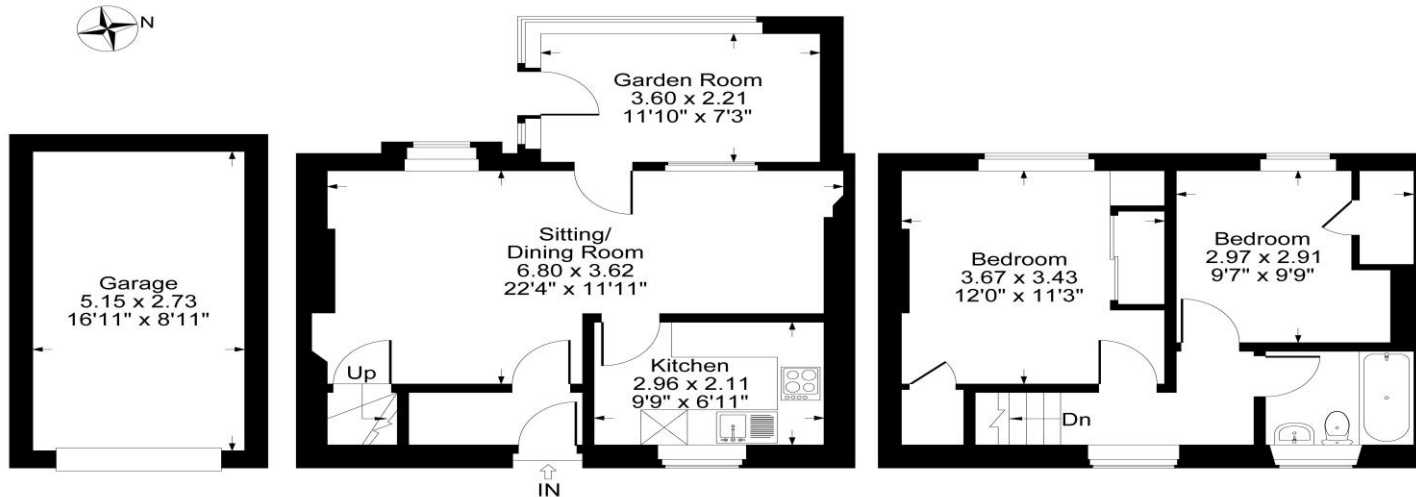
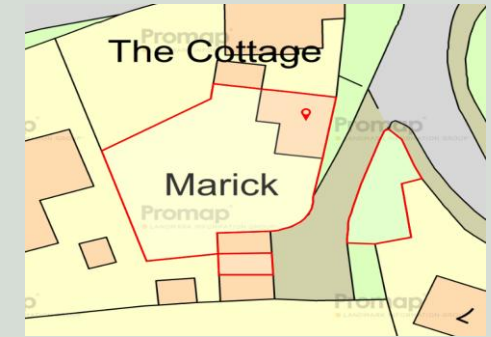


The Property Briefly Comprises of:

- Detached Stone Cottage
- Entrance Hall
- Kitchen
- Sitting/Dining Room
- Garden Room
- Two Bedrooms
- Bathroom
- No Onward Chain
- Lots of Potential
- An Additional Parcel of Land, Offering Potential For Further Parking.



Guide Price: £425,000



Garage

Ground Floor

First Floor

Approximate Gross Internal Area
Ground Floor = 39.06 sq m / 420 sq ft
First Floor = 31.15 sq m / 335 sq ft
Garage = 14.06 sq m / 151 sq ft
Total Area = 84.27 sq m / 906 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
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