



Hook Norton
Oxfordshire

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An individual detached stone bungalow located on an elevated corner position with own driveway to garage. The property has scope for improvements and extending.

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.

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).

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.

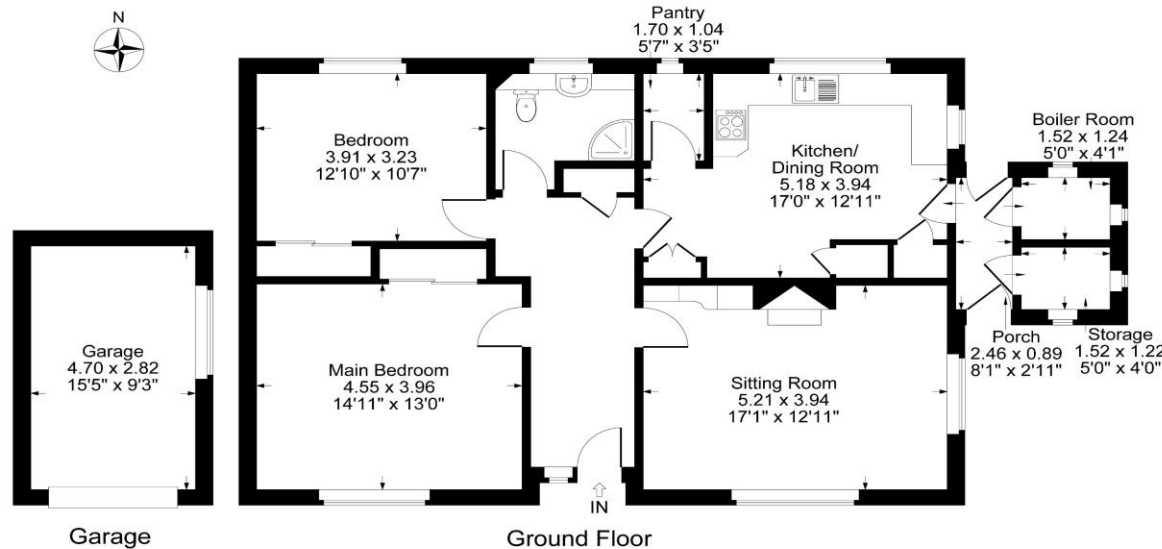




The Property Briefly Comprises of:

- Detached Bungalow
- Corner Plot
- Spacious Entrance Hallway
- Sitting Room
- Kitchen/Dining Room
- Two Double Bedrooms
- Shower Room
- Rear Lobby
- Detached Garage
- Enclosed Gardens
- Own Driveway
- Oil Central Heating
- Solar Panels
- Countryside Views
- No Onward Chain

Guide Price: £450,000



Approximate Gross Internal Area
Ground Floor = 101.20 sq m / 1089 sq ft
Garage = 13.24 sq m / 143 sq ft
Total Area = 114.44 sq m / 1232 sq ft
Illustration for identification purposes only,
measurements are approximate, not to scale.

Local Authority: Cherwell District Council

Council Tax Band: E

(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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