



Hook Norton,
Banbury, Oxfordshire

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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.



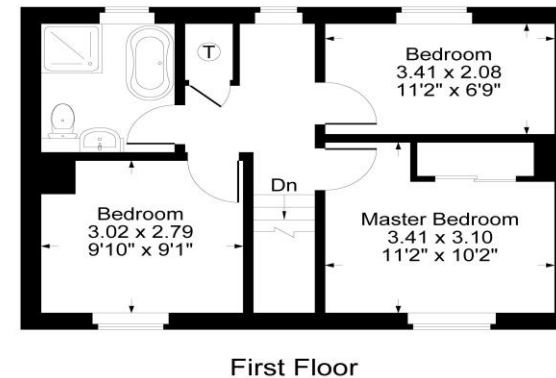
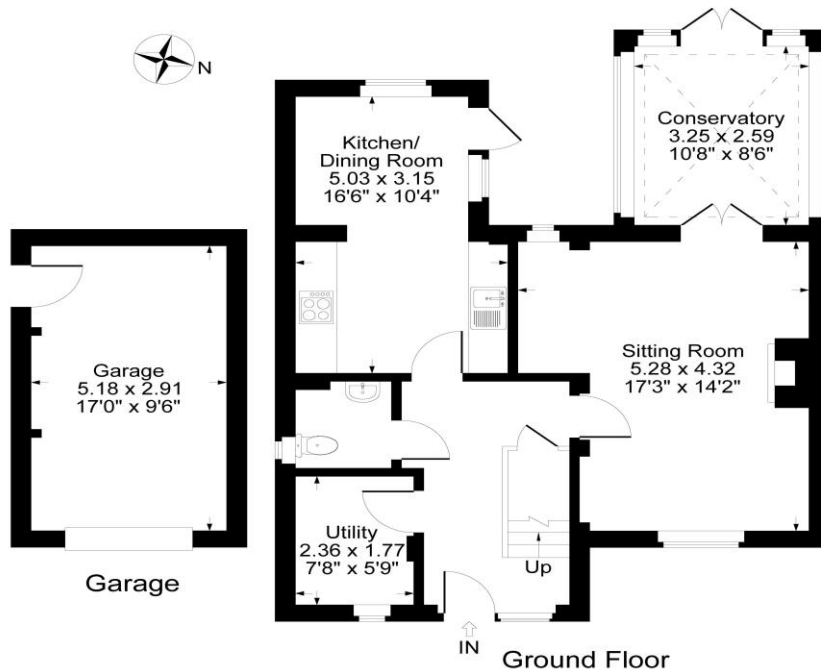


The Property Briefly Comprises of:

- 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
- Oil Central Heating
- Double Glazed Windows



Guide Price: £525,000



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

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