



**14 ORCHARD ROAD,  
HOOK NORTON OX15 5LX  
GUIDE PRICE £425,000**





**A WELL MAINTAINED FOUR BEDROOM DETACHED BUNGALOW SITUATED ON A LARGER THAN AVERAGE PLOT WITH WEST & NORTH FACING GARDENS OFFERING SCOPE FOR EXTENSIONS (STPP) & GENERAL UPDATING.**

**ACCOMODATION AS FOLLOWS:** ENCLOSED PORCH, HALL, LIVING ROOM WITH FIREPLACE, DINING ROOM, KICHEN BREAKFAST ROOM, REAR HALL/UTILITY, FOUR BEDROOMS (ONE EN SUITE), FAMILY BATHROOM.

**OTHER DETAILS:** OIL FIRED CENTRAL HEATING, DOUBLE GLAZING.

**OUTSIDE:** ESTABLISHED GARDENS TO FRONT, SIDE & REAR, OFF ROAD PARKING FOR SEVERAL VEHICLES, DOUBLE GARAGE.

The village of Hook Norton stands amidst undulating countryside close to the Warwickshire border, about eight miles from Banbury and four miles from the market town of Chipping Norton. Well known for its family run Victorian Brewery, the village offers an excellent range of facilities including village stores, Post Office/shop, library, doctors and dentists surgeries, Parish Church and Baptist Chapel. There is an active community spirit within the village and a wealth of clubs, societies and sports groups to be joined if desired. In addition there is a village primary school enjoying an excellent reputation with transport being provided for older children to Chipping Norton School.

**ENCLOSED PORCH:**

Front door, tiled floor, inner door to:

**FRONT HALL:** Further access to:

**LIVING ROOM:** Picture window to front.



Fireplace & double doors to dining room.

**DINING ROOM:**



**KITCHEN BREAKFAST ROOM:**



**REAR HALL/UTILTY:**

Door to garden, oil boiler, appliance space:

**INNER HALL:** Coats cupboard, airing cupboard.



**BEDROOM 3:** Window to front.



**BEDROOM 4:**



Window to front.

**BEDROOM 2:** Window to front.



**BATHROOM:** Window to rear.



**BEDROOM 1:** Window to rear with door to en suite shower room.

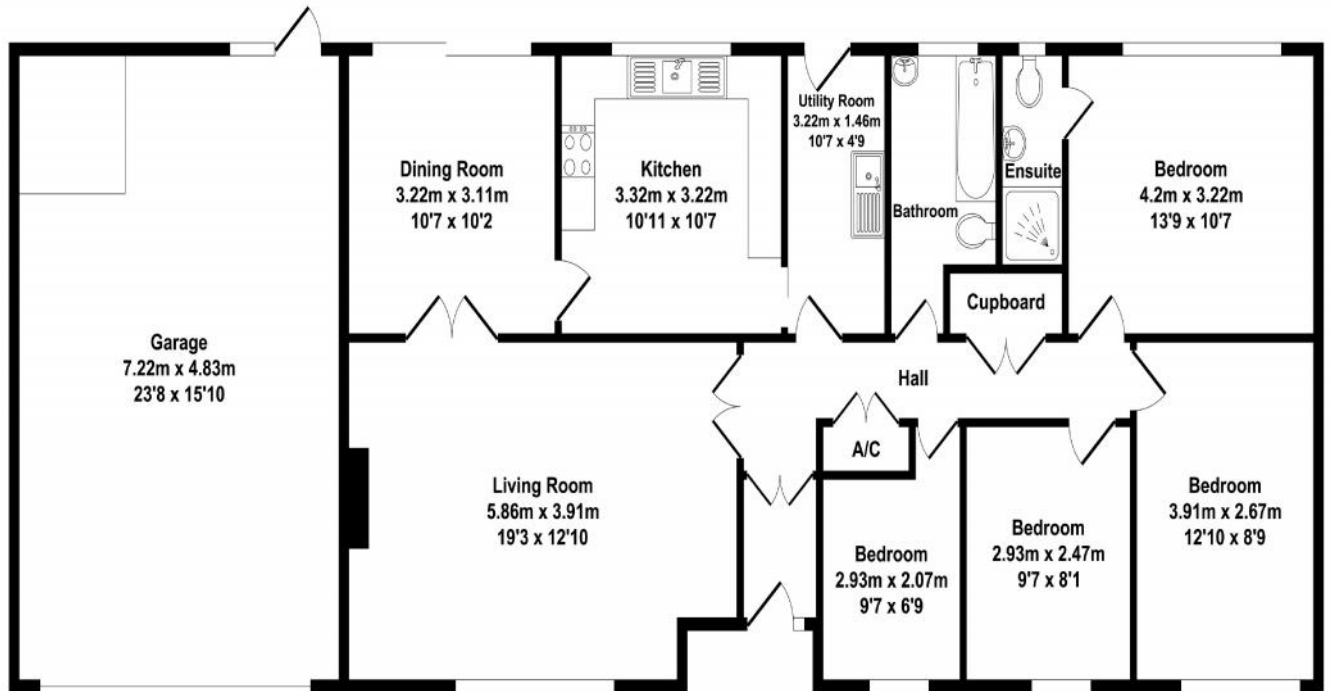
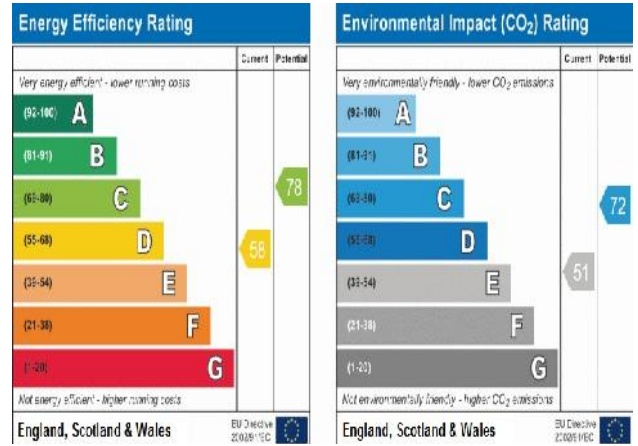




**REAR GARDEN:** Private & established gardens.



**EPC GRAPH:**



Approx. Floor Area 139.76 Sq.M. (1504 Sq.Ft.)

Total Approx. Floor Area 139.76 Sq.M. (1504 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Every effort has been made to ensure these particulars give a fair representation of the property, however we would draw your attention to the following: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor or Surveyor as appropriate. Items shown in photographs are not included unless specifically mentioned within the sales particulars. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Measurements are approximate and any plans provided are not to scale. If any aspect of the property is of particular importance to you, please contact us and we shall endeavor to obtain information.