



Hook Norton
Oxfordshire

Hook Norton, Oxfordshire

Located on an established and spacious road on the periphery of Hook Norton is this very well maintained and thoughtfully presented family home. Converted by the current owners to provide 3 large bedrooms from what was originally 4.

The large conservatory with underfloor heating is the hub of the house and flows to the sitting room and kitchen whilst enjoying the peaceful well stocked Southerly facing rear garden.

Hook Norton is widely regarded for its sense of peace and tranquility, 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. 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.

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.



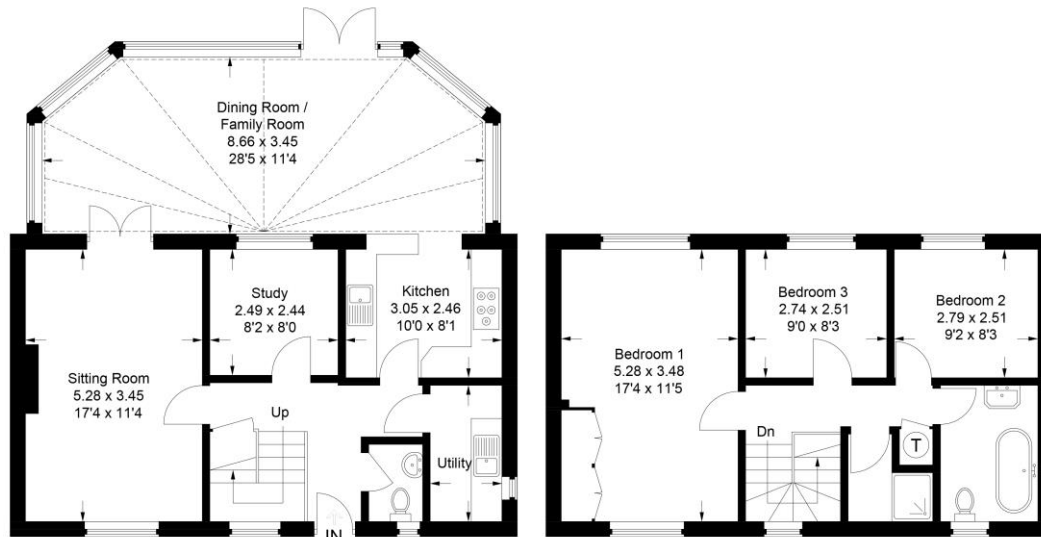


- Well Presented Three Bedroom Detached Family Home
- Living Room with Open Fire Place
- Kitchen with Range Oven
- Large Conservatory with Roof Shade Sails
- Downstairs Cloakroom
- Study
- Utility Room
- Spacious Master Bedroom
- Two Further Bedrooms
- Family Bathroom
- Well Maintained South Facing Rear Garden
- Double Garage
- Driveway Parking for Two Vehicles

Guide Price: £450,000



Approximate Gross Internal Area
 Ground Floor = 80 sq m / 861 sq ft
 First Floor = 49.3 sq m / 531 sq ft
 Total = 129.3 sq m / 1392 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
 © CJ Property Marketing Ltd Produced for Mark David

Local Authority

Cherwell District Council
 01295 227001

Tenure

Freehold

Distances

Road

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

Rail

Charlbury or Kingham to London, c. 1 hour

Mark David
 ESTATE AGENTS

9 Market Place, Chipping Norton, Oxfordshire OX7 5NA
 Tel: 01608 644944
 Email: chippingnorton@mark-david.co.uk
www.mark-david.co.uk

Branches also at: Banbury, Deddington & London

Important Notice

Mark David Estate Agents for themselves and their clients give notice that:-

1. They are not authorised to make or give representation or warranty in relation to this property, either on their own behalf or on behalf of the Seller. They assume no responsibility for any statement made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
3. All areas, measurements or distances are approximate. The particulars are intended for guidance only and are not necessarily comprehensive. A wide angle lens may have been used in photography. Mark David Estate Agents have not tested appliances or services and it should not be assumed that the property has all necessary planning, building regulation and other consents. Buyers must satisfy themselves with the property by inspection or otherwise.
4. Reference to any mechanical or electrical equipment does not constitute a representation that such equipment is capable of fulfilling its function and prospective Buyers must make their own enquiries.
5. They have no responsibility for any expenses or costs incurred by prospective Buyers in inspecting properties which have been sold, let or withdrawn. Applicants are advised to contact the Agent to check availability and any other information of particular importance to them, prior to inspecting the property, particularly if traveling some distance.