
Hook Norton,
Oxfordshire

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A stunning and deceptively spacious three double bedroom home with two en-suites and an exceptionally large south west facing garden to the rear.

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.

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).













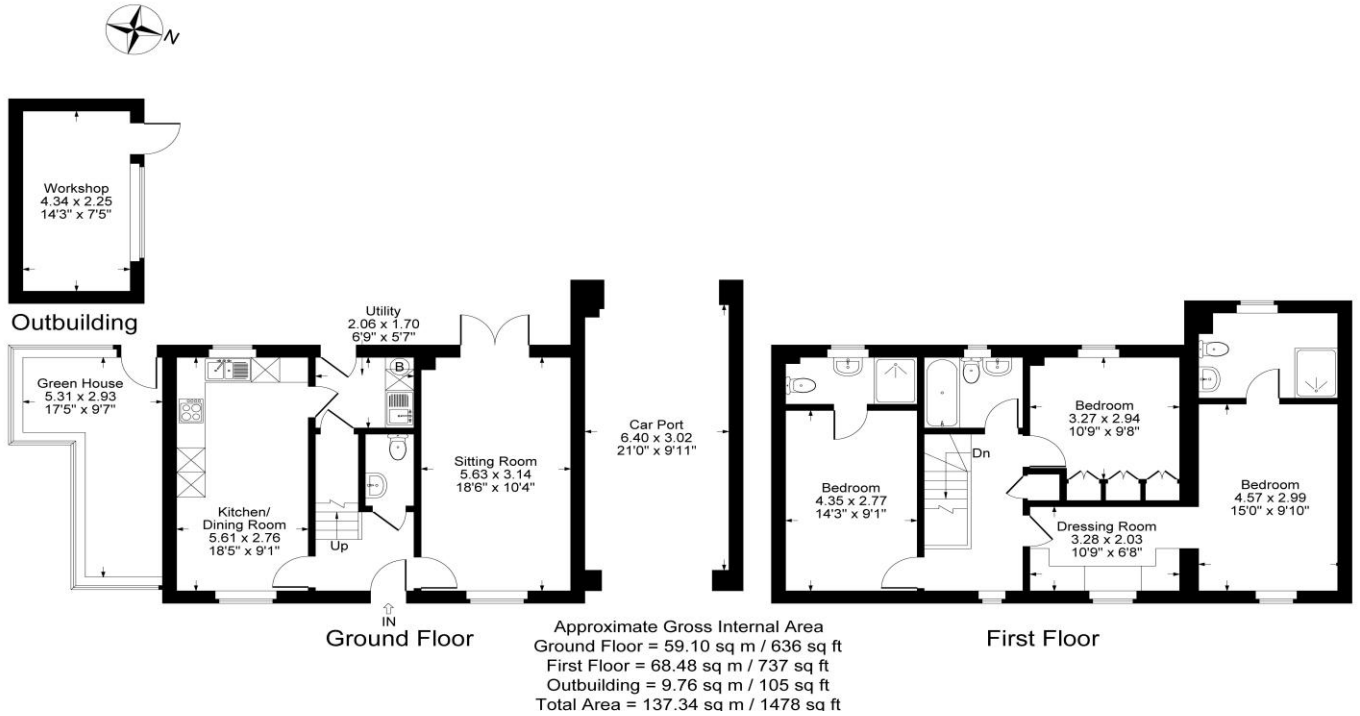
The Property Briefly Comprises of:

- Entrance Hall
- Cloakroom
- Sitting Room
- Kitchen/Dining Room
- Utility Room
- Master Bedroom with adjoining dressing room
- En-suite Shower Room
- Guest Bedroom with En-suite Shower Room
- Further Bedroom
- Family Bathroom
- Private Driveway with Carport
- Timber Workshop with Light and Power
- Greenhouse

Guide Price: £495,000





Approximate Gross Internal Area
Ground Floor = 59.10 sq m / 636 sq ft
First Floor = 68.48 sq m / 737 sq ft
Outbuilding = 9.76 sq m / 105 sq ft
Total Area = 137.34 sq m / 1478 sq ft

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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