



SCOTLAND HOUSE

HOOK NORTON, OXFORDSHIRE



A SUBSTANTIAL PERIOD HOME IN AN EDGE OF VILLAGE LOCATION WITH OUTBUILDINGS AND THREE ACRES

MAIN HOUSE

Reception hall | Sitting room | Dining room | Snug | Study Kitchen/breakfast room | Utility | WC | Cellar

Principal bedroom suite with dressing room and en suite

Four further bedrooms | Family bathroom | Two shower rooms | First floor family room

Three second floor bedrooms | Movie room | Loft storage

OUTBUILDINGS

Former threshing barn with potential for conversion subject to consents | Covered car storage and triple car port

Stable block with four loose boxes and single garage

Various stores and gardeners WC

GARDEN AND GROUNDS

Mature landscaped gardens | Terraced entertaining space Glasshouse | Orchard | Meadow | Paddock

In all about 3 acres

HOOK NORTON

Hook Norton combines village charm with a wealth of amenities and a strong sense of community. The village offers a local shop, post office, GP surgery, library, and primary school, alongside the iconic Hook Norton Brewery, renowned for its tours, museum, and traditional ales. There are several welcoming pubs, a village hall, and sports facilities for cricket, football, and tennis. Surrounded by beautiful countryside, the area is perfect for walking and cycling.

The village is well-placed for excellent schooling, including Kitebrook, Bloxham, Tudor Hall, Sibford, and good access to Oxford schools. Private members’ clubs such as Soho Farmhouse, The Club by Bamford, and Estelle Manor are within easy reach. Nearby market towns like Chipping Norton and Banbury offer comprehensive shopping, with Stratford-upon-Avon and Oxford also close by.

Transport links are excellent, with the M40 (junctions 10 and 11) nearby, and fast rail services from Banbury to London Marylebone in about 50 minutes or from Charlbury to London Paddington in around 75 minutes.

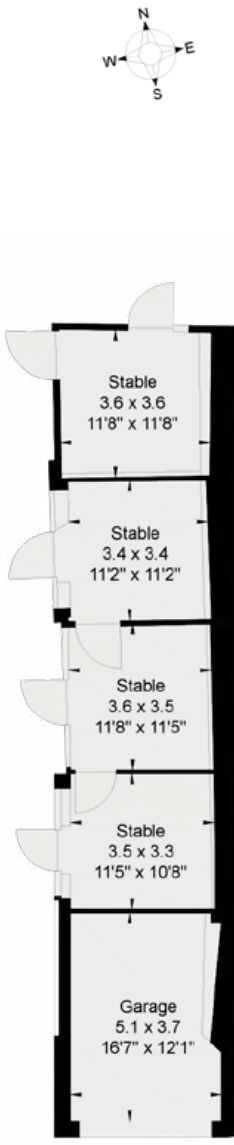
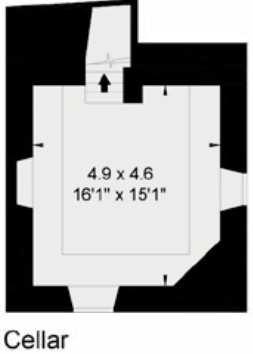
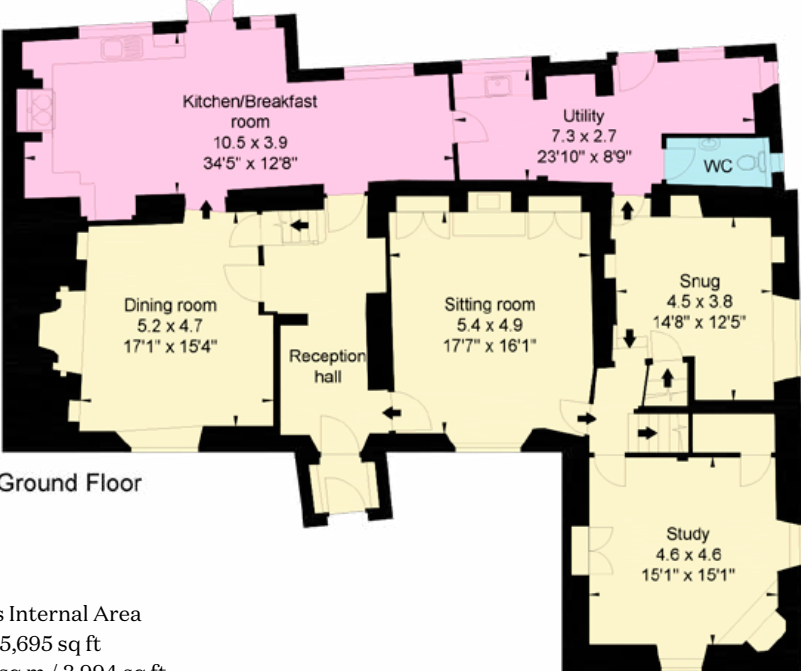
- Chipping Norton 6.5 miles
- Soho Farmhouse 7.8 miles
- Banbury 9 miles (London Marylebone 55 mins)
- Oxford 24 miles.
- (Distances and times approximate)



SCOTLAND HOUSE

An impressive Grade II listed detached village house constructed of local ironstone and situated on the edge of the village, Scotland House has been lovingly maintained by the current owners. Respecting its historic integrity, it has benefited from sensitive refurbishment to provide modern living spaces whilst retaining the wonderful characterful features throughout which include exposed beams and wooden floors, sash and mullioned windows, open fireplaces and window seats.

The main house offers light and spacious accommodation in excess of 5,500 square feet, that will no doubt suit a range of buyers including families through to second home owners. The proportions are generous which allows the layout to offer great versatility dependant on ones needs.



Approximate Gross Internal Area
House = 529 sq m / 5,695 sq ft
Outbuildings = 371 sq m / 3,994 sq ft
Total = 900 sq m / 9,689 sq ft

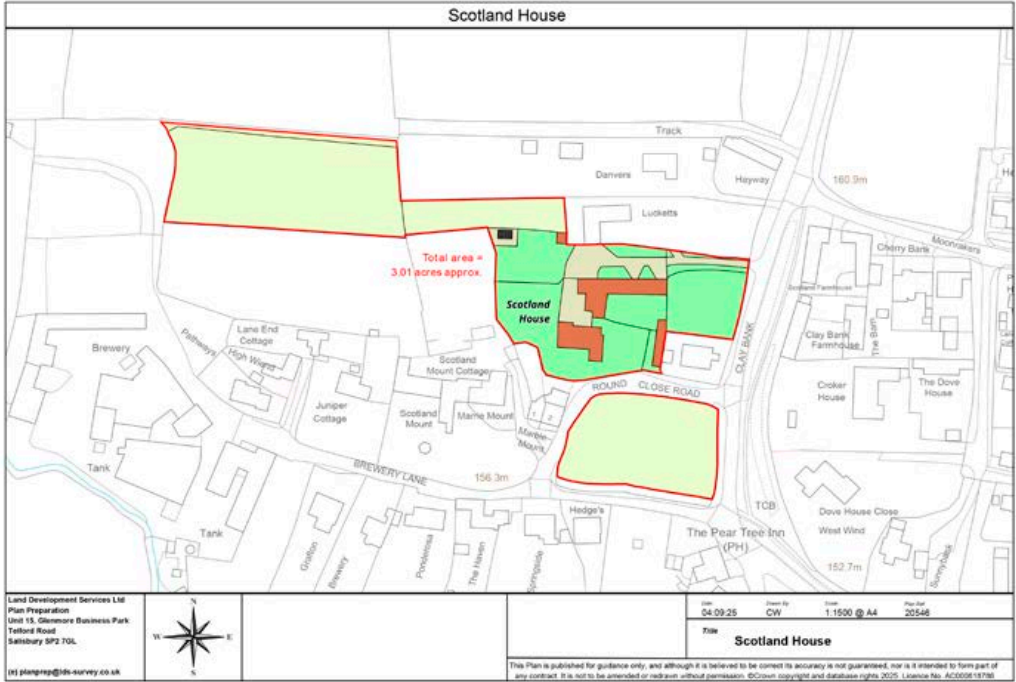
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



GARDEN AND GROUNDS

The current owners have ensured that the outside is just as welcoming as the main house with some wonderful landscaping that provides various spots to enjoy some outdoor entertaining at different times of the day. The gardens are beautifully planted and include a walled garden and various mature borders and terraces. A glasshouse is on hand and beyond is a wonderful meadow leading down to the adjoining open fields.

Scotland House offers a range of very useful outbuildings including the threshing barn which provides a multitude of uses and possible conversion subject to the necessary consents, open fronted car barns, potting shed, tool shed, wood shed and garden store with WC. A stable block and yard area is also on hand with 4 loose boxes with garage at one end.



PROPERTY INFORMATION

Tenure: Freehold.

Services: Mains water, electricity and drainage. Oil fired central heating. BT broadband.

Local authority: Cherwell District Council. Tel: 01295 252535.

Council Tax Band: H

Directions (Postcode: OX15 5NZ)

Approaching Hook Norton from Chipping Norton you will enter the village from the South on the Chipping Norton Road. As you enter the village turn left by The Pear Tree Inn and proceed onto Clay Bank. Take the second left hand turning into Scotland Round and the property will be found on your right hand side.

Viewings: All viewings strictly by appointment only through the vendors' sole selling, Knight Frank LLP.



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