

PLOT THREE, QUARRY ROAD

HORNTON, OXFORDSHIRE



Banbury 6 miles M40 8 miles,
Oxford 32 miles, Stratford-upon-Avon 15 miles
Chipping Norton 15 miles Shipston-on-Stour 13 miles
(All distances and times are approximate)

The final property available in a small development of three exceptional new build detached houses

Ground Floor: Entrance Hall • Sitting Room • Kitchen/ Breakfast Room • Utility Room • Study • Cloakroom

First Floor: Master bedroom with Adjoining Shower Room • Bedroom 2 with Adjoining Shower Room • 2 Double Bedrooms and Family Bathroom

Second Floor: 2 Double Bedrooms • Family Shower Room

Outside: Treble Garage with Studio Above • Gravelled Parking and Landscaped Gardens to Front and Rear

**Butler
Sherborn**

Stow-on-the-Wold Office

Parklands House, Park Street, Stow-on-the-Wold,
Gloucestershire, GL54 1AQ

T 01451 830731

E stow@butlersherborn.co.uk

www.butlersherborn.co.uk

The London Office

40 St James's Place, London, SW1A 1NS

T 0207 839 0888

E enquiries@tlo.co.uk

www.tlo.co.uk



SITUATION

Hornton is a popular North Oxfordshire conservation village situated within rolling countryside and close to the South Warwickshire border. The village is made up of traditional houses together with a more limited number of newer homes. Within the village there is a well-regarded primary school, Church, Chapel, sports pavilion, The Dun Cow pub and a thriving community.

More comprehensive amenities can be found in Banbury, Stratford-upon-Avon, Warwick, Leamington Spa and Oxford. The M40 can be accessed at Junction 11 (Banbury) and Junction 12 (Gaydon). At Banbury there is a mainline railway station with trains to London Marylebone and Birmingham (under 60 minutes).

DESCRIPTION

Plot Three allows its first owner to choose the name of this wonderful new home. The property has been built and finished to a high standard, using quality materials and traditional building methods. Throughout the house used innovative products have been used to create a highly efficient modern home, yet one with traditional features including exposed beams and an open fireplace.

The proportions of the house are beyond the usual expectation of a new build property. From the large gravel driveway, you enter a spacious staircase hall with solid oak flooring. To your left is the large kitchen/breakfast room complete with a hand made Shaker style kitchen, built by a local Cotswold company and limestone flooring. The kitchen is fully fitted with an Island and breakfast bar, and Neff and Miele appliances. These include two large ovens, Induction hob, dishwasher, microwave, boiling water tap, tumble dryer and washing machine. There are two sets of bi-fold doors leading onto the terrace. There is a good sized separate utility, laundry and boot room off the main hall.

The drawing room has solid oak flooring, a woodburning stove and bi-fold doors onto the terrace. There is also a large study/playroom with solid oak flooring.

On the first floor are two main suites with fitted wardrobes and bathrooms. Both have views across the open countryside to the back of the property. There are two further bedrooms which share the family bathroom.

On the second floor are two further bedrooms, not greatly compromised by the eaves. They share a bathroom.



OUTSIDE

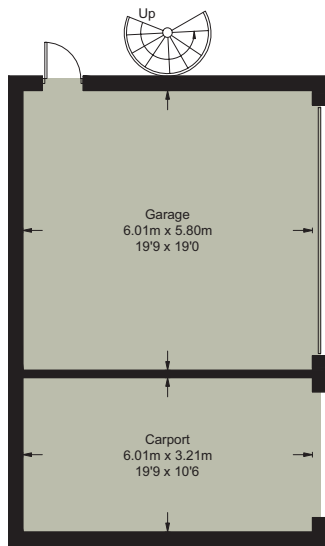
The property sits in about $\frac{1}{3}$ of an acre. To the front is a large gravel driveway with a detached two bay garage with electric doors. Above the garage is a large room, ideal for a home office or studio. There is ample parking on the gravel.

To the back of the property is a large terrace area, accessed from the kitchen and the drawing room ideal for outside living and entertaining. The rest of the garden is laid to lawn. There are wonderful far reaching views to both the front and the back on the property.

SERVICES

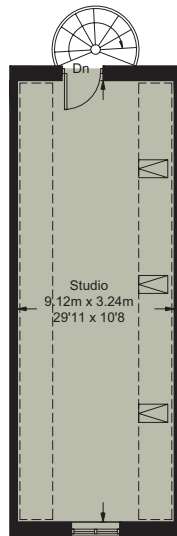
Mains electricity, water and drainage. The property benefits from air source heating and the property has underfloor heating throughout via a Stiebel Electron system.





Outbuilding - Ground Floor
34.9 sq m / 376 sq ft

(Not Shown In Actual
Location / Orientation)



Outbuilding - First Floor
29.9 sq m / 322 sq ft

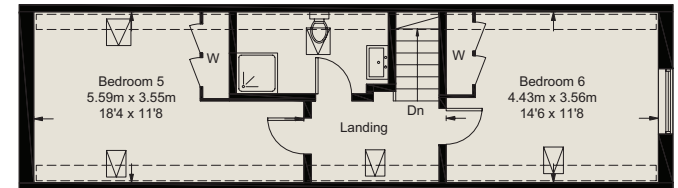
[Dashed line] = Reduced headroom below 1.5m / 5'0



Ground Floor
130.1 sq m / 1400 sq ft



First Floor
116.5 sq m / 1254 sq ft



Second Floor
46.0 sq m / 495 sq ft

Approximate Gross Internal Area = 292.6 sq m / 3149 sq ft
Outbuilding = 64.8 sq m / 698 sq ft
Total = 357.4 sq m / 3847 sq ft
(Excluding Carport)

Illustration for identification purposes only, measurements are approximate, not to scale. (ID972116)

LOCAL AUTHORITY

Cherwell District Council, Bodicote House, Bodicote,
Banbury, OX15 4AA - T: 01295 227001

VIEWING

Strictly by appointment:
Butler Sherborn Stow-on-the-Wold office
T: 01451830731 | E: stow@butlersherborn.co.uk or
The London Office - T: 0207 839 0888.

DIRECTIONS

Postcode: OX15 6DF



www.butlersherborn.co.uk



Disclaimer 1. These particulars, including any plan, are a general guide only and do not form any part of any offer or contract. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise. 2. Neither Butler Sherborn LLP, nor the seller, accepts responsibility for any error that these particulars may contain however caused. Neither the partners, nor any employees of Butler Sherborn LLP have any authority to make any representation or warranty whatsoever in relation to this property. 3. Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first. 4. Please discuss with us any aspects which Regulations potential purchasers will be required to provide proof of identification documents no later than where a purchaser's offer is informally accepted by the seller. 6. Butler Sherborn LLP uses the title partner for a member who is an equity partner, fixed share partner or senior employee. Photographs taken: XXXXX 2024. Particulars written: June 2025. Brochure by wordperfectprint.com

