



2 The Rickyard, Scotland End
Hook Norton, Oxfordshire, OX15 5NR



ROUND & JACKSON
ESTATE AGENTS





An exceptional contemporary home with refined design features and a double garage, built by a highly respected local developer in the heart of this sought after and well served village.

The property

An exceptional modern home, constructed just four years ago and forming part of an exclusive small development in the heart of the village. Built with character-inspired features, including a fireplace and exposed ceiling beams, the property combines modern comfort with traditional style. The accommodation includes a generous hallway, a superb dual-aspect open-plan kitchen/family room with high-quality fittings and an adjoining utility/boot room, a large dual-aspect sitting room, and a cloakroom. On the first floor, a central landing leads to three spacious double bedrooms, with an en-suite to the master bedroom and bedroom two, along with a well-appointed family bathroom. Outside, the enclosed rear garden is laid to lawn and benefits from gated access to the parking area and a double garage, which also offers useful loft storage above.

The Accommodation briefly comprises:

Hallway

A spacious entrance hall with wood flooring, stairs to the first floor, a store cupboard and doors to all ground floor accommodation.

Sitting Room

A homely dual-aspect sitting room with wood flooring, a stone fireplace with a wood-burning stove, and double doors opening onto the garden.

Kitchen/Dining/Family Room

A superb open-plan room offering ample space for both lounge and dining furniture, with double doors opening onto the rear garden. The kitchen area is beautifully appointed with a range of high-quality shaker-style eye-level cabinets and matching base units with wooden work surfaces. Features include a double Butler's sink, a four-ring electric hob with extractor above, an oven, fridge-freezer and dishwasher.

Utility Room

A large utility/boot room with fitted shaker wall cabinets and base units and drawers, work surfaces, sink and draining board. Space for a washing machine and tumble dryer.



Cloakroom

Wash hand basin and low-level WC.

First Floor Landing

A central landing with a hatch to the loft space and doors to all first-floor accommodation.

Bedroom One

A large double room with built in wardrobes and a modern en-suite shower room.

Bedroom Two

A large double room with built in wardrobes and a modern en-suite shower room.

Bedroom Three

A double room with a built-in wardrobe.

Family Bathroom

Beautifully appointed and fitted with a modern suite comprising a panelled bath, a wash hand basin and a low-level WC. Tiled flooring, heated towel rail and a window to the front.



Outside

The rear garden is predominantly laid to lawn and features a large, paved seating area adjoining the house—an ideal space for outdoor dining and entertaining. Gated access leads through to the parking area and the double garage behind.

Situation

Hook Norton is located south west of Banbury towards the market town of Chipping Norton. It is a larger ironstone village in picturesque rolling countryside. The village is well served by a range of local shops, a post office and both doctors and dentists' surgeries. There is a choice of public houses, a parish church and a Church of England primary school, butchers and petrol station. There is a senior school at Chipping Norton and private education in the area includes Bloxham (co-ed), Tudor Hall Banbury (girls) and St. Johns Prep Banbury. There are train services to London Paddington from Charlbury and from Banbury to London/Marylebone. Connections to the M40 motorway are either at junction 10 (Ardley) for the South or Junction 11 (Banbury) for the North. The property is also within easy access of the new Soho Farmhouse in Great Tew.



Double Garage

A large double garage with power and light connected, and EV charge point, an up and over door to the front, a personal door to the garden and a large loft space.

Directions

From Banbury proceed in a South Westerly direction on the A361 towards Bloxham. Continue through Bloxham and take the second exit at the mini round about signed Chipping Norton. After approximately one mile turn right for Milcombe and Hook Norton. Travel through Milcombe and follow the left-hand bend towards Hook Norton. Enter the village on Station Road continue along this road through the village via Netting Street and into Scotland End where the property will be seen on your right.

Services

All mains' services are connected with the exception of gas. Heating is provided via an air-source heat pump.

Local Authority

Cherwell District Council. Tax band E.

Viewing Arrangements

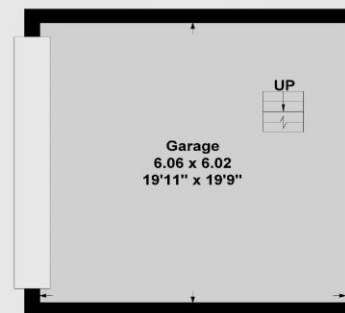
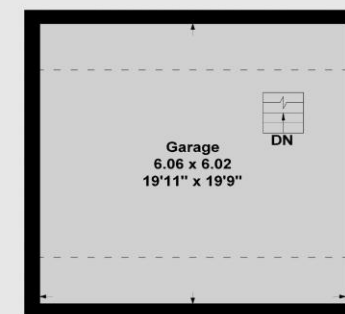
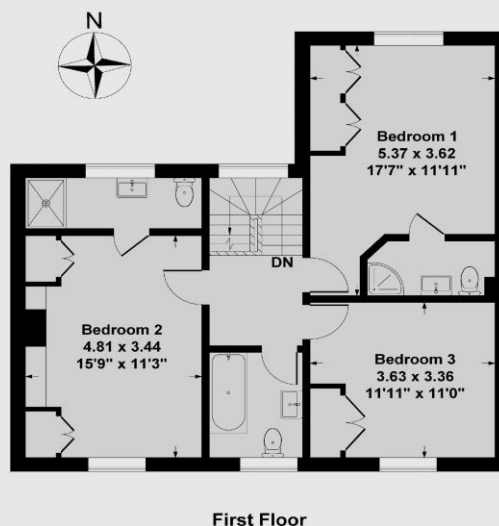
Strictly by prior arrangement with Round & Jackson.

Tenure

A Freehold property.

Asking Price: £625,000

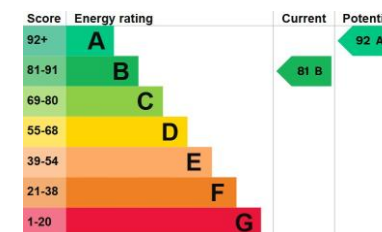
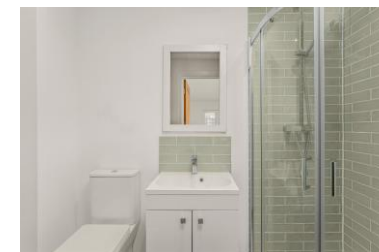




Ground Floor Approx Area = 78.02 sq m / 840 sq ft
First Floor Approx Area = 66.29 sq m / 714 sq ft
Garage Ground Floor Approx Area = 36.48 sq m / 393 sq ft
Garage First Floor Approx Area = 36.48 sq m / 393 sq ft
Total Area = 217.27 sq m / 2340 sq ft

Measurements are approximate, not to scale,
 illustration is for identification purposes only.

www.focuspointhomes.co.uk



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