



**Connells**

Austins Way  
Hook Norton Banbury





### Property Description

Connells Estate Agents are delighted to present this spacious and well presented two bedroom semi detached bungalow located within the sought after village of Hook Norton.

Accommodation comprises; entrance hall, generous sized lounge, kitchen, conservatory on the rear with access to the private rear garden, two generous double bedrooms and bathroom.

Outside; off street parking for several cars. To the rear there is a private 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.

### Entrance Hall

Enter via door to side aspect. Airing cupboard.

### Lounge

14' 8" x 10' ( 4.47m x 3.05m )  
Wall mounted radiator. Television point. Door leading to conservatory.

### Kitchen

9' 1" x 8' 1" ( 2.77m x 2.46m )  
Double glazed window to rear and side aspect. Wall and base units. Worksurfaces. Sink and drainer unit. Space and plumbing for washing machine. Space for fridge freezer. Induction hob with hood over. Oven. Door leading to rear garden.

### Conservatory

8' 8" x 8' 2" ( 2.64m x 2.49m )  
Wall mounted radiator. Door leading to rear garden.

### Bedroom One

14' 10" x 10' ( 4.52m x 3.05m )  
Double glazed window to front aspect.  
Wall mounted radiator.

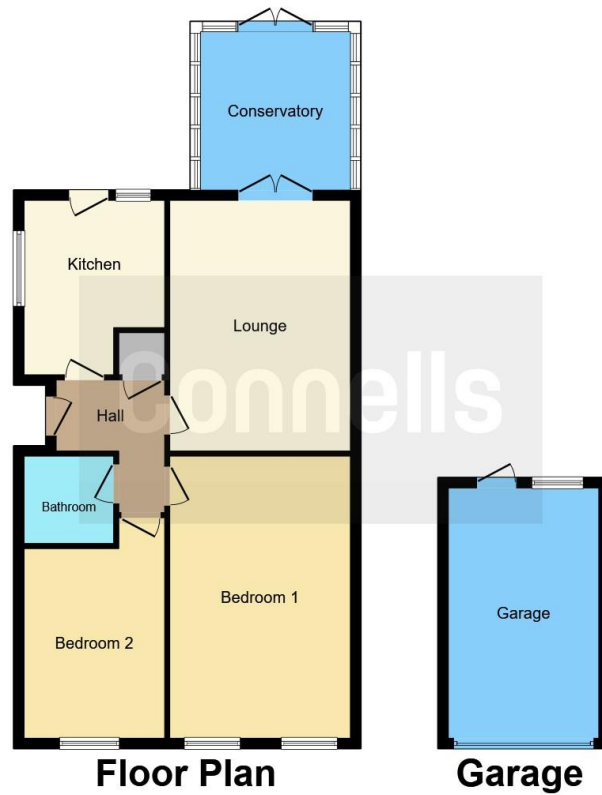
### Bedroom Two

9' 11" x 8' 1" ( 3.02m x 2.46m )  
Double glazed window to front aspect.  
Wall mounted radiator.

### Bathroom

Shower cubicle. Low level WC. Vanity unit. Towel rail. Double glazed window to side aspect.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: E**

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Tenure: Freehold



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