



**Connells**

Pinfold Close  
Hook Norton Banbury

# Pinfold Close Hook Norton Banbury OX15 5FR

for sale offers in excess of  
**£800,000**



## Property Description

The Sycamore is a light and spacious five bedroom detached home, with 2,174 sq ft of living accommodation.

The downstairs space is wonderfully flexible, with a generous open plan kitchen/dining/family room, separate dual aspect living room, plus a third reception ideal as a dining room, study or play room. Both the master and second bedrooms come complete with an en-suite shower room, with three further bedrooms serviced by the family bathroom.

Along with a thriving local community, Hook Norton has a local village shop, butcher, post office, two pubs, famous local brewery, doctor and dental surgeries, library, vet and a well renowned primary school. With so much within easy reach, Scholars' Gate is an ideal location for the country-loving growing families right through to the active retired.

Double glazed window to the front aspect; patio doors leading to the rear garden

## Kitchen/Family/Breakfast Room

24' x 17' 4" ( 7.32m x 5.28m )

Double glazed window to the side aspect; double glazed window to the rear aspect; patio doors leading to the rear garden;

## Utility Room

7' 9" x 6' 6" ( 2.36m x 1.98m )

Door leading to the rear garden

## Dining Room/Playroom

12' 11" x 11' 11" ( 3.94m x 3.63m )

Double glazed windows to the front and side aspects

## First Floor

## Landing

Airing cupboard

## Bedroom One

16' 3" x 17' 7" ( 4.95m x 5.36m )

Double glazed window to the side and rear aspects

## Ensuite One

Double glazed window to the side aspect; shower cubicle; wash hand basin; low level wc

## Entrance Hallway

Spacious Entrance with access to ground floor room. Storage cupboard

## Cloakroom

low level wc; wash hand basin

## Lounge

21' x 15' 4" max ( 6.40m x 4.67m max )

## Bedroom Two

12' 2" x 12' 7" ( 3.71m x 3.84m )

Double glazed window to the front aspect;

## Ensuite Two

Shower cubicle; wash hand basin; low level wc

## Bedroom Three

10' 11" x 12' 1" ( 3.33m x 3.68m )

Double glazed window to the front aspect

## Bedroom Four

11' 5" x 9' 10" ( 3.48m x 3.00m )

Double glazed window to the rear aspect

## Bedroom Five/Study

10' 11" x 7' ( 3.33m x 2.13m )

Double glazed window the rear aspect

## Family Bathroom

Double glazed window to the front aspect; bath; separate shower cubicle; wash hand basin; low level wc

## Outside

## Driveway And Double Garage

## Rear Garden









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: B**

Tenure: Freehold

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