






IVYDENE

Hook Norton, Oxfordshire



A HANDSOME GEORGIAN HOUSE WITH
GENEROUS CEILING HEIGHTS, VERSATILE
ACCOMMODATION AND A PARTY BARN
ON THE EDGE OF THE VILLAGE.

Ivydene is a remarkable Grade II listed property dating back to the 17th century in an elevated position on the edge of the charming village of Hook Norton.

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Further land available by separate negotiation.
Local Authority: West Oxfordshire District Council
Council Tax band: G
Tenure: Freehold



LOCATION

Ivydene's setting in the desirable village of Hook Norton provides the perfect balance of village tranquillity with easy access to rural and urban amenities. The village features a wealth of local amenities, including a shop, post office, pubs, a doctor's surgery, a dentist, a primary school, and the famous Hook Norton Brewery. The surrounding area is equally well-served, with nearby towns such as Banbury and Chipping Norton offering a broader range of shopping, dining, and entertainment options. The larger towns of Oxford, Cheltenham, and Birmingham are also within easy reach, making this an ideal location for those who seek a peaceful village lifestyle with excellent transport links. Sporting and leisure opportunities are abundant in the region, with various golf courses, tennis clubs, and outdoor activities.

The nearby Cotswolds Area of Outstanding Natural Beauty provides ample opportunity for walking, cycling, and riding, while renowned attractions such as Soho Farmhouse, Daylesford Organic Farm Shop, and the historic theatres of Oxford, Stratford-upon-Avon, and Chipping Norton are within easy reach. Education options in the area are outstanding, with Hook Norton Primary School and a range of highly regarded secondary schools nearby, including those in Banbury and Chipping Norton. Bloxham School, Tudor Hall, and Sibford School are close for those seeking independent schooling, while the renowned Oxford and Cheltenham schools are easily accessible.







PROPERTY

This beautifully preserved stone house is set within the Conservation Area and offers a harmonious blend of period features and modern comforts. Constructed from local ironstone and topped with a traditional pitch-tiled roof, Ivydene is an exceptional example of village living at its finest. The residence is defined by its spacious proportions and quintessential character, with original features such as flagstone floors, open fireplaces, sash windows with shutters, and elegant internal doors. The current owners have thoughtfully extended the property, most notably with the addition of a superb open-plan kitchen/breakfast room, which has become the heart of the home.

The expansive reception areas are perfect for both family living and entertaining, with a large drawing room featuring a charming open fireplace, and a separate sitting room also with a fireplace. The kitchen/breakfast room is a true highlight, with traditional Aga and French doors opening directly to the rear gardens. Ivydene offers flexible accommodation for growing families or those seeking extra space. The first floor comprises well-proportioned bedrooms, some of which enjoy delightful views over the gardens and a family bathroom. The second floor provides two additional bedrooms, one with an en suite bathroom, perfect for guests or older children needing more privacy.





OUTSIDE

The surrounding gardens are a particular feature, with a charming mixture of front and rear gardens, which are predominantly laid to lawn and bordered by mature hedging, creating a sense of space and privacy. The rear garden offers numerous entertaining areas for outdoor living, including a gravel seating space and an ornamental pond. There is also a greenhouse and a vegetable garden for those with a green thumb. A traditional stone barn, currently used as a party barn, provides further potential. Currently used as a garage, two stables, and a loft storage area, it offers scope for conversion into additional living space or other uses (subject to the necessary planning permissions). The property benefits from direct access to the land at the rear, which slopes gently down to the Swere Brook, with a picturesque wooden footbridge crossing over it.







Approximate Gross Internal Area
Total Area = 261 sq m / 2,810 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.

We would be delighted
to tell you more.

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